

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 16 October 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 Richard Clewer
Cllr Brian Dalton
Cllr Christopher Devine
Cllr Jose Green
Cllr Mike Hewitt

Cllr George Jeans
Cllr Ian McLennan
Cllr Ian Tomes
Cllr Fred Westmoreland
Cllr Ian West

Substitutes:

Cllr Trevor Carbin
Cllr Terry Chivers
Cllr Ernie Clark
Cllr Tony Deane
Cllr Dennis Drewett
Cllr Peter Edge
Cllr Magnus Macdonald

Cllr Helena McKeown
Cllr Leo Randall
Cllr Ricky Rogers
Cllr John Smale
Cllr John Walsh
Cllr Bridget Wayman
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 - 20*)

To approve and sign as a correct record the minutes of the meeting held on 25 September 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 (acting on behalf of the Corporate

Director) no later than 5pm on Thursday 9th October 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 21 - 22*)

To receive details of completed and pending appeals.

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **14/06864/FUL - Land to the west of Bake Farm Buildings, Salisbury Road, Coombe Bissett, SP5 4JT** (*Pages 23 - 88*)

7b **14/07557/FUL - 10 Ventry Close, Salisbury, SP1 3ES**

A site visit has been arranged for this item for the day of the meeting.

7c **14/06726/OUT - Farmer Giles Farmstead, Teffont, Salisbury, Wiltshire, SP3 5QY** (*Pages 103 - 122*)

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 25 SEPTEMBER 2014 AT THE GUILDHALL, MARKET PLACE,
SALISBURY, WILTSHIRE, SP1 1JH.**

Present:

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

91 Apologies for Absence

Apologies were given from Cllr Brian Dalton who was substituted by Cllr Peter Edge. Apologies were also received from Cllr Richard Clewer.

92 Minutes

The minutes of the meeting held on 04 September 2014 were presented:

Resolved:

To approve and sign as a correct record the minutes of the previous meeting held on 4 September 2014.

93 Declarations of Interest

Cllr Richard Britton declared a non-pecuniary interest in item 97A as a resident of Porton but he was not effected in anyway by the development.

94 Chairman's Announcements

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

95 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

96 **Planning Appeals**

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

97 **Planning Applications**

97a **14/02043/FUL - 50 Winterslow Road,(Land to rear of Chalk House), Porton, Salisbury. SP4 0LF)**

Mr David Creswell spoke in objection to the application. Mr Adams spoke in objection to the application.

Mr Harris spoke in objection to the application. Mr Gately spoke in support to the application.

Mr Mark Jones spoke in support to the application.

Mr Mark Carrington spoke in support to the application.

Mr Chris Hammer spoke in objection of the application on behalf of Idmiston Parish Council.

The Planning Officer presented his report to the Committee which recommended that permission be GRANTED subject to conditions. In his introduction the Planning Officer said the following:

“This application seeks permission to erect 20 houses on two paddocks to the rear of Chalk House, with access from Winterslow Road through the side garden.

Perhaps the main issue to consider is the fact that the larger part of the site lies outside of the housing policy boundary for Porton and so is in the countryside. The black and white policy position is that development of such land will be unacceptable. However, in this case it is your officer’s opinion that there are a number of material considerations which, taken together, override that policy.

These material considerations are that the proposal will, firstly, deliver now essential infrastructure made necessary by the development (this including open space contributions, education contributions and a community contribution towards the village hall); secondly, there is no identified harm stemming from the proposal other than the site being the wrong side of the line; thirdly, the physical characteristics of the site and its surroundings are such that the proposal ‘reads’ as a natural rounding off of the settlement; and, fourthly, the site is entirely sustainable in terms of access to Porton’s services, including the shop and church.

The relevance of material considerations is set out in planning law and the NPPF. Both state that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The weight to be given to material considerations in the balance is for the decision maker to decide.

More specifically, the NPPF states that at its heart there is a presumption in favour of sustainable development. This means for decision-taking approving development proposals that accord with the development plan

without delay; or where the plan is absent, silent or relevant policies out of date, granting permission unless any adverse impacts would significantly outweigh the benefits.

Idmiston Parish Council is in the process of preparing a neighbourhood plan for Porton. Policy CP2 of the emerging Wiltshire Core Strategy states that the limits of development of settlements may only be altered through the identification of sites for development through subsequent site allocations and neighbourhood plans. However, as the Porton neighbourhood plan and the site allocations DPD are at early stages of the plan making process it is your officer's opinion that little weight can be given to them at this time when considering a current, 'live' planning application. In this respect the NPPG actually states that refusal of planning permission on grounds of prematurity will seldom be justified where a draft local plan has yet to be submitted for examination, or in the case of a neighbourhood plan, before the end of the local planning authority publicity period. The local planning authority's publicity period for Porton's plan is scheduled for after 31 March 2015 with referendum unlikely until Autumn 2015.

Third parties have pointed out in correspondence that Policy CP2 of the emerging core strategy refers to development at large villages predominantly taking the form of small housing sites which are defined as involving less than 10 dwellings. This proposal is for a larger number but is considered acceptable in view of the size of the site and its ability to accommodate more units without causing harm. The size of the site is a further material consideration. Fewer dwellings than what are proposed would not make the best use of the land, it is considered.

So, looking at the detail, it has already been said that the proposal has generated no objections from technical consultees. The Ecologist's reservations set out in the report have been withdrawn, she accepting that the ash trees on the site are suffering from die-back and that new landscaping will compensate for their loss".

Members of the Committee then had the opportunity to ask technical questions of the officer. Members asked questions in regards to the existing vegetation along Winterslow Road and it was confirmed that this would be retained other than 'punching the hole through the hedge for the access'.

Items of late correspondence were circulated at the meeting.

The Local Member, Cllr Mike Hewitt, spoke in support of the application. Cllr Hewitt stated that it was not correct that a majority of the Parish were against the application and instead objections were being led by a steering group. It was stated that the clerk and the Chairman of Idmiston Parish Council had both resigned. Cllr Hewitt stated that there was currently housing on three sides of the proposed development and that this had been a proposed planning site for a long period of time. Cllr Hewitt warned that the village hall could fall into disrepair and the financial contribution provided by the developer could help with repair work. It was explained that the houses on the top of the hill would be dug in and all that could have been done to protect the existing properties had been done. Cllr Hewitt stressed the need

for the village to work together. It was explained that this financial contribution was substantial and that a similar development elsewhere was unlikely to receive such a generous financial offer.

Members debated the plans and issues raised included the nature of the development and the need for affordable housing for local working people. It was stated that this was a modest development and many similar developments have been built that have resulted in the local area prospering. Members raised and discussed the development being outside of the housing policy boundary and the scale of the plans. The debatable prominence and dominance of the site over Porton was also highlighted.

The need for 42,000 new homes in Wiltshire was raised and the need to build some of these homes within local communities was discussed. It was stated that this particular community area needs to contribute houses and so there is a need for sustainable and sensible sites. The Chairman stated that this was not 'cheque book planning' and that the financial contribution would go to the schools and the village hall. It was further explained that new affordable housing developments require a 'reasonably sized development'. It was heard that Highways had made no objections. Members also discussed the diseased ash trees at the site and a need for a suitable alternative was discussed.

It was confirmed that the agenda was published on time but legal advice was required in regards to the Planning Officer's recommendation. The Planning Officer's recommendation on the evening of the meeting differed from that published initially on the website. The Legal Representative clarified that this would not pose a problem to the legitimacy of the decision as the agenda had been available to view on the website in the usual way and for the required timescale.

Resolved:

To grant planning permission subject to the applicant entering into a Section 106 agreement to ensure delivery of the infrastructure made necessary by the development (including affordable housing, off site equipped open space, youth and adult sport provision, ecology measures, education provision, fire and rescue facilities, waste and recycling facilities, and community facilities).

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, 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.

**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;
all hard and soft surfacing materials;**

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

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. Prior to the commencement of development a detailed lighting scheme comprising low level louvered bollards for the illumination of all roads and pathways shall be submitted to and approved in writing by the LPA.

REASON: To minimise night time light pollution and reduce the visual impact of the development of this elevated site on the village during the hours of darkness.

7. Hours of work on site preparation and construction (including deliveries) shall be restricted to between 8-00 a.m. to 6-00 p.m. Monday to Friday and between 8-00 a.m. and 1-00pm on Saturdays unless otherwise agreed in writing with the LPA. No work shall be undertaken on Sundays or Bank Holidays.

REASON:

To safeguard the amenity of the occupiers of the properties that adjoins the site.

8. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been undertaken and until:

a) The Local Planning Authority has been provided with written confirmation that, in the opinion of the developer, the site is likely to be free from contamination which may pose a risk to people, controlled waters or the environment. Details of how this conclusion was reached shall be included.

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

c) In the event of unexpected contamination being identified, all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

REASON: To ensure that land contamination can be dealt with

adequately prior to the use of the site hereby approved by the Local Planning Authority.

9. Before works commence a Construction Ecology Management Plan will be submitted for planning authority approval covering procedures and measures to be undertaken during the construction period to safeguard reptiles, bats, non-native plants, birds, hedgerows and trees. The plan will demonstrate those works that will require input from a professional ecologist and the works will be undertaken in accordance with the approved plan.

REASON: In the interest of Ecology

10. Before works commence a Landscape and Ecological Management Plan will be submitted for planning authority approval which will include a drawing distinguishing between proposed landscape works and ecological features together with a schedule of works required to maintain these for the first five years and in the long term. The plan will identify those ecological features that must be retained and managed specifically for their biodiversity interest.

REASON:..In the interest of Ecology

11. 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.

INFORMATIVE: 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.

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

REASON: In the interests of sustainable development and climate

change adaptation.

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

REASON: To prevent pollution of the water environment

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

Documents:

Design and access Statement, received 03/03/14

Heritage Statement, February 2014, received 21/02/14

Heritage Desk Based Assessment February 2014, received 21/02/14

Landscape Maintenance Plan, January 2014, received 21/02/14

Arboricultural Impact Appraisal and Method Statement January 2014, received 21/02/14

Waste Audit and Construction Statement February 2014, received 21/02/14

Ecological Assessment Report January 2014, received 21/02/14

Reptile Survey and Mitigation Strategy Report February 2014, received 21/02/14

Flood Risk Assessment January 2014, received 21/02/14

Summary of Community Involvement February 2014, received 21/02/14

Transport Statement February 2014, received 03/03/14

Drawings:

Plan ref No: PP1182/ 100-00, Rev P2 Location Plan dated 05/12/13, received 21/02/14

Plan ref No: PP1182/ 101-00, Rev P2 Proposed Site Layout Plan dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 110-00, Rev P1 Plot 1 elevations Floor Plans and Sections dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 111-00, Rev P1 Plots 2, 3, 4 and 5 Floor Plans and Elevations dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 112-00, Rev P1 Plots 6, 7 and 8 Floor Plans and Elevations dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 113-00, Rev P1, Plots 9 and 10 Floor Plans and Elevations dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 114-00, Rev P1 Affordable Plots 11, 12 & 13, 14

Plans

Elevations & Sections dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 115-00, Rev P1 Affordable Plots 15, 16, 17 & 18

Proposed Floor Plans & Elevations dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 116-00, Rev P1 Plots 19 & 20 Proposed Floor Plans & Elevations dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 120-00, Rev P1 Proposed Site Sections Sheet 1 of 2 dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 121-00, Rev P1 Proposed Site Sections Sheet 2 of 2 dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 130-00, Rev P1 Details of Proposed Site Entrance dated 01/11/13, received 21/02/14

Plan ref No: PP1182/ 130-10, Rev P1 Sketch Elevations of Cob Wall dated

18/12/13, received 21/02/14

Plan ref No: LIND46-sk2, Rev B Drainage Strategy dated January 14, received 21/02/14

REASON: In the interest of clarity

INFORMATIVE:

The surface water soakaways may require the approval of the Local

Authority's Building Control Department and should be constructed in accordance with the BRE Digest No365 or CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice". Only clean, uncontaminated surface water should be discharged to soakaway.

Water Efficiency and Climate Change -

The incorporation of water efficiency measures into this scheme will provide resilience to some of the extremes of weather conditions that climate change brings. It benefits future residents by reducing water bills, and also benefits wider society by allowing more water to go round in times of shortage. The following condition has been supported in principle by the Planning Inspectorate.

INFORMATIVE:

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.

An appropriate submitted scheme to discharge the condition will include a water usage calculator showing how the development will not exceed a usage level of 105 litres per person per day.

INFORMATIVE:

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>

97b 14/05616/FUL - Land at the former Local Authority depot site, Blandford Road, Coombe Bissett, Wiltshire

There was no public participation on this item.

The Planning Officer presented his report to the Committee which recommended that permission be GRANTED subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. No technical questions were asked.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Julian Johnson, supported the application via email but was not present.

Members discussed the flooding risk in the area and stressed the need to ensure that all that can be done to prevent flooding should be done. Members discussed the relevant drainage issues. The suitability of the site was considered and it was noted that the Parish had been working for four years towards this application and that they had been instrumental in its progress.

Resolved:

To grant planning permission 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. (WA1)**

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 listed in schedule. (WM14)

Proposed west and north elevations 16857/G2/EL202/K received 8/9/14

Proposed first floor plan 16857/G2/GA106/M received 8/9/14

Proposed east and south elevations 16857/G2/EL201/G received 9/7/14

Proposed site plan 16857/G2/SI104/F received 9/7/14

Proposed roof plan 16857/G2/GA107/B received 9/7/14

Proposed ground floor plan 16857/G2/GA105/F received 5/9/14

Proposed site sections 16857/G7/SE301/A received 6/6/14

Ecological Assessment of Proposed Site, 17/9/14 by Wiltshire Council Ecologist received 6/6/14

Revised Geo Environmental Report and Appendices received 2/7/14

Design and Access Statement dated 6/6/14 by B3 Architects received 6/6/14

Tree Protection Plan 595-01 by SJ Stephens Associates received 6/6/14 (NB May change as a result of late correspondence)

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

3. No development shall commence on site until details and samples of the materials to be used for the external walls and roof of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (WB1)

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

4. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. There shall be no burning of waste materials on site during construction or demolition

REASON: In the interests of residential amenity.

5. The development hereby permitted shall not be first occupied until the first five metres of the site access, measured from the site 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.

6. The site access shall remain ungated.

REASON: In the interests of highway safety.

7. The development hereby permitted shall not be first occupied until visibility has been provided at the site access with nothing over 1.0 metre in height above the adjoining carriageway level being planted, erected or maintained in front if a line measured 2.0m back from the carriageway edge extending across the whole site frontage in the form of a parallel strip.

REASON: In the interests of highway safety.

8. No development shall commence on site until a scheme for the discharge of surface water from the (including surface water from the access/driveway), 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.

9. 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, to include native plant species;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;

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

features.

10. 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.

11. No works shall commence on site until an ecological construction method statement has been submitted for approval to the local planning authority, which will address the issues raised in the Ecological Assessment (Fiona Elphick, September 2013). This will set out precautionary processes to ensure wildlife individuals are not harmed during site clearance and the construction process. The works will be completed in accordance with the approved method statement before there is any occupation of the dwellings and any mitigation measures shall be maintained on site in accordance with the approved details thereafter.

REASON: To safeguard ecological interests.

12. The first floor window in the north elevation (Plan 16857/G2/EL202/K) shall be obscured with obscure glazing before there is any occupation of the dwelling, and shall be maintained in that condition thereafter.

REASON: In the interests of neighbouring amenity.

13. No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme (that includes all the following components to deal with the risks associated with contamination of the site) has been submitted to and approved, in

writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
all previous uses
potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and
receptors potentially unacceptable risks arising from contamination at
the site.**
- 2) A site investigation scheme, based on (1) to provide information for
a
detailed assessment of the risk to all receptors that may be affected,
including those off site.**
- 3) The results of the site investigation and detailed risk assessment
referred
to in (2) and, based on these, an options appraisal and remediation
strategy giving full details of the remediation measures required and
how they are to be undertaken.**
- 4) A verification plan providing details of the data that will be collected
in order to demonstrate that the works set out in the remediation
strategy in (3)
are complete and identifying any requirements for longer-term
monitoring of pollutant linkages, maintenance and arrangements for
contingency action.**

**Any changes to these components require the express written consent
of the local planning authority. The scheme shall be implemented as
approved before the development is occupied.**

REASON: To protect controlled waters.

**14. 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.

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

REASON: In the interests of sustainable development and climate

change adaptation.

16. No development shall commence on site until a scheme for the provision and maintenance of off site public open space has been submitted to and agreed in writing by the local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

REASON: In order to secure the provision and maintenance of off site open space in accordance with the aims of saved Policy R2 of the Salisbury District local Plan.

17. No development shall commence until a scheme for the provision of 100 per cent Affordable Housing on the application site has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

REASON: In order to ensure that all the dwellings proposed as part of the approved scheme will be provided as affordable housing.

INFORMATIVES:

1. If non-mains foul drainage is the only feasible option an Environmental Permit may be required. This must be obtained from the Environment Agency before any discharge occurs. This process can take up to four months to complete and it cannot be guaranteed that a Permit will be granted. The applicant should contact the Environment Agency on 03708 506506 for further details on Environmental Permits.

2. The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. An appropriate submitted scheme to discharge the condition will include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 105 litres per person per day.

3. Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. 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 and the control and removal of spoil and wastes. We recommend the applicant refer to EA Pollution Prevention Guidelines, which can be found at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

4. The applicant should consider reduction, reuse and recovery of waste in preference to off site incineration and disposal to landfill during site construction. If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant requires more specific guidance it is available on <https://www.gov.uk/how-to-classify-different-types-of-waste>

97c 14/06478/FUL - 143 & 145 Rampart Road, Salisbury. SP1 1JA

Public Participation

Mr Paul Whiteleg spoke in support of the application.

The Planning Officer presented his report to the Committee which recommended that permission be REFUSED subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. Cllr Green sought clarification over the materials to be used. The Planning Officer stated that the development would use brick.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Ian Tomes, spoke in support of the application. Cllr Tomes stated that the property's kitchen was not fit for purpose and that there had been no objections from neighbours, conversation officers or highways. Cllr Tomes raised a concern with the noise created during the construction work. It was heard that there had been an objection from the City Council in relation to the loss of parking but Cllr Tomes did not believe this to be relevant. It was explained that privacy was an issue but this was the nature of extensions in the city centre. Cllr Tomes stated that this extension would be similar to many Victorian properties in Salisbury and that should this application be rejected, a new proposal could be less suitable.

A debate followed in which Members discussed their concerns with loss of light for the neighbours but also how the development could improve the view of the back of the property. Members asked about the dimensions of the proposed extension and the potential for future changes to the property. The Planning Officer explained that any further changes would require a new planning application.

Resolved:

To grant planning permission for the following reason:

The proposed extension, by reason of its size, siting and sensitive design, would not have a harmful impact on the amenities of nearby residential properties. Equally, the extension, by reason of its sensitive design, would not have a detrimental impact on the Salisbury Conservation Area.

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

Site Location Plan, received 27/06/2014

Site Block Plan, received 27/06/2014

Dwg. No. 0777/02/REV.H Proposed Plans / Elevations received on 27/06/2014

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

3. The materials to be used in the construction of the external surfaces of the development, including windows, hereby permitted shall match in material, colour and texture those used in the existing building.

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

4. The external brickwork for the development hereby permitted shall be constructed to match that of the existing building in terms of its colour, texture, jointing and pointing.

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

5. The roof tiles to be used in the development hereby permitted shall match those of the existing building in terms of their material, colour, texture, profile and pattern of laying.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (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 elevations at first floor level or roof slopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

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

REASON: In the interests of residential amenity.

INFORMATIVE TO APPLICANT: 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 TO APPLICANT: Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

INFORMATIVE TO APPLICANT: The applicant is advised that a house in multiple occupancy used by more than six residents would fall outside Class C4 (Houses in Multiple Occupancy) of the Town and County Planning Use Classes (Amendment) (England) Order 2010 and would require planning permission for a change of use.

98 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 8.33 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

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APPEALS

Appeal Decisions

| Application Number | Site | Appeal Type | Application Delegated/ Committee | Appeal Decision | Overturn | Costs |
|--------------------|-----------------------------|-------------|----------------------------------|-----------------|----------|-----------|
| 13/05117/FUL | 72 Shaftesbury Road, Wilton | WR | DEL | Dismissed | | Dismissed |

Outstanding Appeals

| Application Number | Site | Appeal Type | Application Delegated/ Committee | Overturn |
|--------------------|---|-------------|----------------------------------|----------|
| 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 | |
| 13/05532/OUT | Land adj Coombe Road, Salisbury | WR | DEL | |
| 13/04330/ADV | Partridge Hill, Giles Lane, Landford | WR | DEL | |
| 14/02238/FUL | Land at Paddock View, The Street, Teffont | WR | COMMITTEE | O/T |
| 13/04200/FUL | Lyvers Farm, East Grimstead | Hearing | COM | O/T |
| 14/03436/ADV | Richmond Farm, Brickworth Road, Whiteparish | WR | DEL | |
| 14/04518/FUL | 5 Beech Close, Porton | HH | DEL | |

New Appeals

| Application Number | Site | Appeal Type | Application Delegated/ Committee | Overturn |
|--------------------|--------------------------------|-------------|----------------------------------|----------|
| 14/04819/FUL | 10 Skew Bridge road, Salisbury | HH | DEL | |

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

6TH October 2014

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Report To The Area Planning Committee

Report No. 1

| | |
|----------------------------|--|
| Date of Meeting | 16 th October 2014 |
| Application Number | 14/06864/FUL |
| Site Address | Land to the west of Bake Farm Buildings Salisbury Road Coombe Bissett Salisbury SP5 4JT |
| Proposal | The erection of solar photovoltaic panels and associated works and infrastructure, including switchgear, inverter stations, access tracks, security fencing, security cameras, grid connection, together with temporary construction access, compound and unloading area |
| Applicant | Coombe Bissett PV Park Ltd |
| Town/Parish Council | BRITFORD |
| Ward | DOWNTON AND EBBLE VALLEY |
| Grid Ref | 411789 127820 |
| Type of application | Full Planning |
| Case Officer | Andrew Bidwell |

Reason for the application being considered by Committee

The Ward Member has called in the application due to the significant level of local interest in the proposal.

1. Purpose of Report

To recommend that the application be approved subject to conditions.

2. Report Summary

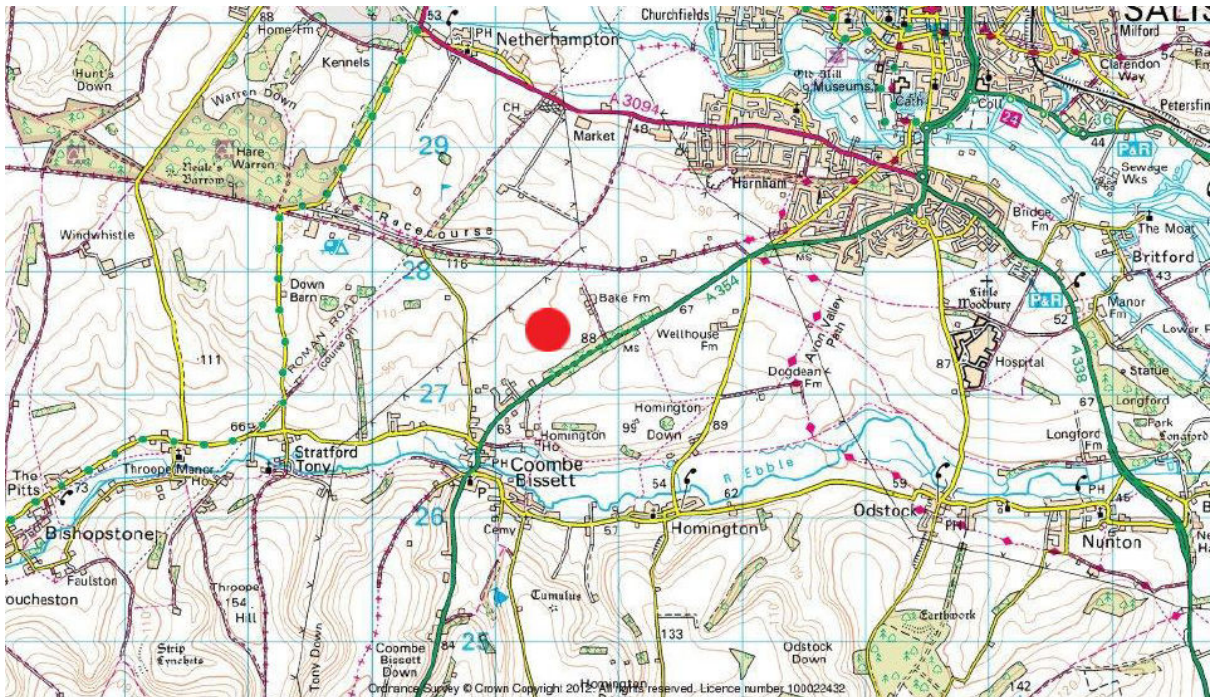
This report sets out the details of the proposal for a 40.2 hectare development of pole mounted Solar panels. The proposal will affect grade 3 agricultural land to the immediate west of Bake Farm adjacent to the boundary with the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The application is accompanied by an Environmental Impact Assessment (EIA).

3. Site Description

The proposed development site is located on existing farmlands in Coombe Bissett. The site is mostly surrounded by arable fields. There is a relatively large residential dwelling to the south west of the site boundary and further areas of residential properties near the site located between Drove Close and Salisbury Road with the nearest located approximately 260m from the south western boundary of the site.

All access will be from the Shaftsbury Road via the existing entrance to the Farm. The topography is such that the proposed site slopes to the south/southeast, with the proposed solar farm within fields below the ridge line on a slope ranging from approximately 95-120 metres AOD.

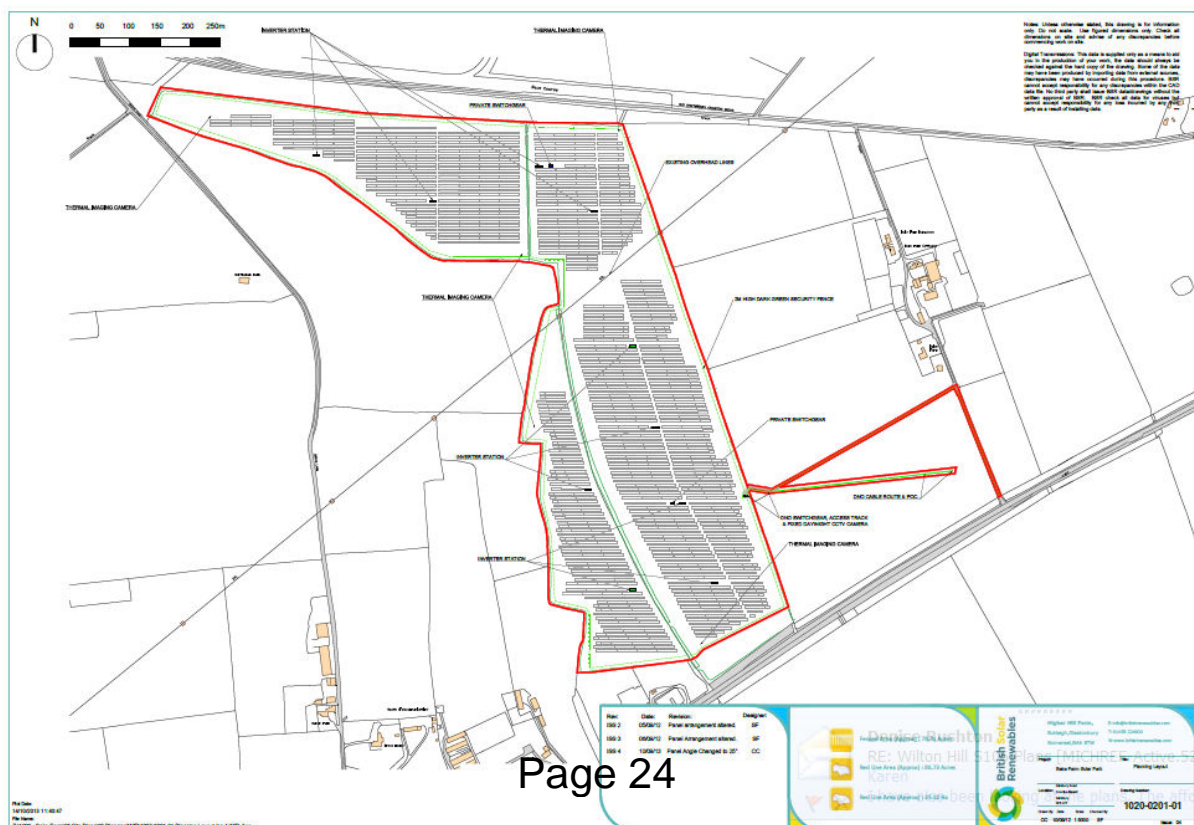
Site Location Plan



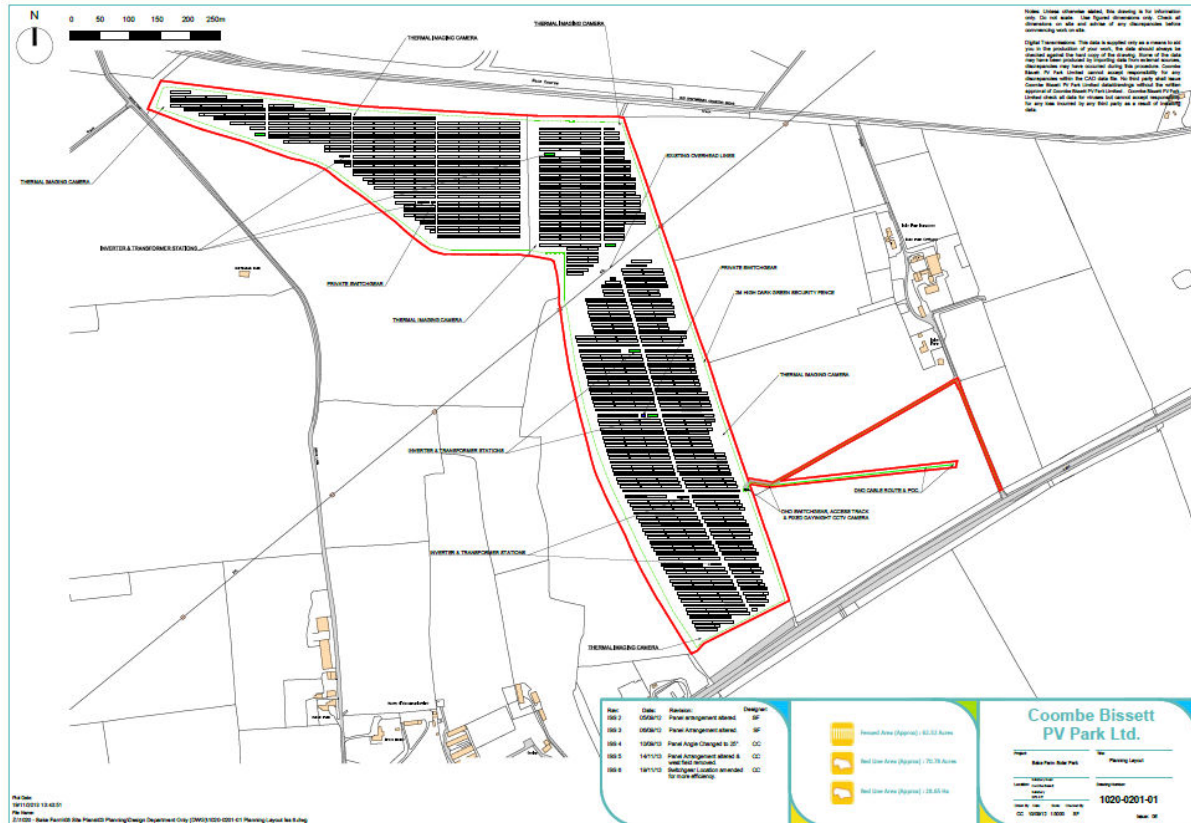
4. Planning History / Background

The applicant has gone to extensive lengths to consult interested parties and amend the proposals in light of the comments received from local residents, the AONB partnership and from the Parish Council.

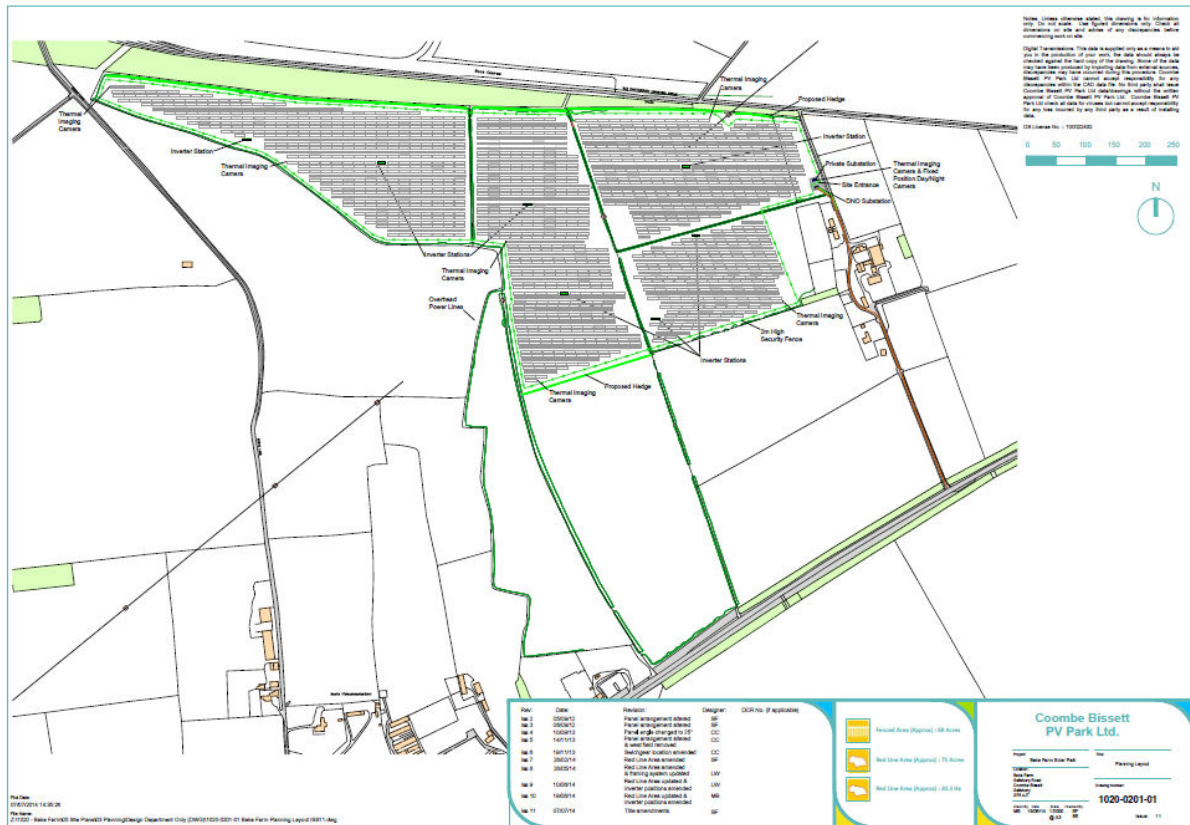
To date there have been three significant iterations to the site layout. The first layout was drawn up for public consultation in October 2013 and is illustrated below



Following a public consultation event, this was then amended for the November 2013 planning submission 13/06336/FUL, so that the entire south western field was omitted and the solar farm reduced in size. This was in order to increase the separation distance between the nearest properties (Old Foundry Cottages) and the proposed solar farm, increasing this from 30 metres to 100 metres. The site layout submitted for planning submission 13/06336/FUL is illustrated below



Following further consultation responses received during the progression of the original planning application 13/06336/FUL, the applicant reconsidered the site layout to determine whether a further revised proposal could be set even further back from Foundry Cottages, and whether panels could be removed from the central southern part of the site which was prominent in some views from some parts of the AONB owing to slope and orientation. Consultation was undertaken with the landowner, planning officer and the planning advisor to the AONB partnership and a revised site layout was drawn up to achieve these objectives. The landscaping proposals were also revised so as to enhance the landscaping strips between the fields to assist in breaking up the massing of the solar farm. The revised layout now under consideration is illustrated below



5. The Proposal

The erection of solar photovoltaic panels and associated works and infrastructure, including switchgear, inverter station, access tracks, security fencing, security cameras, grid connection, together with temporary construction access, compound and unloading area.

The proposed solar farm would have a maximum (peak) generating capacity of 14.3 MW and a proposed operational life of 25 years, after which time it would be removed and the land reinstated to its former condition.

6. Planning Policy

The National Planning Policy Framework (NPPF) was published by the Department of Communities and Local Government (DCLG) in March 2012 and consolidates all previously issued Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG) in England.

The NPPF at para 6 states that ‘*The purpose of the planning system is to contribute to the achievement of sustainable development*’.

Paragraph 7 identifies that sustainable development has three dimensions: economic, social and environmental. These give rise to the need for the planning system to perform:

- *an economic role by ensuring that suitable land is available to support growth and innovation; and coordinating development requirements, including the provision of infrastructure;*
- *a social role by supporting strong, vibrant and healthy communities, by providing accessible local services to support its health, social and cultural well-being; and,*

- *an environmental role by contributing to protecting and enhancing the natural, built and historic environment, improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

NPPF para 93 affirms that *'Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions . . . and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development'*. Para. 96 advises that:

'In determining planning applications, local planning authorities should expect new development to:

- *comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable . . .'*

Para 97 of the NPPF states:

'To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:

- *have a positive strategy to promote energy from renewable and low carbon sources;*

NPPF para. 98 advises that local planning authorities *'should not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy'*; and that local planning authorities should *'approve the application if its impacts are (or can be made) acceptable'*.

Adopted South Wiltshire Core strategy; Including

Core Policy 22- Green infrastructure and habitat networks

Policy C19 protection of the 'best and most versatile agricultural land

Saved policies – Salisbury District Local Plan; Including

Policy G1 – General Principles for Development seeks to promote sustainability by fostering an overall pattern of development that reduces the need to travel, promotes the vitality and viability of local communities, and conserves the environment.

Policy G2 – General Criteria for Development sets out detailed criteria which all applications are expected to conform with.

Policy PS8 – Renewable Energy, which states:

Proposals for renewable energy projects will be permitted provided that;

(i) within the New Forest, the Stonehenge World Heritage Site, the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, Sites of Special Scientific Interest and other designated areas of nature conservation or archaeological importance, such development will only be permitted where there will be no unacceptable adverse impact on these designated areas;

(ii) the development will not result in unacceptable intrusion on the landscape; and

(iii) there is no unacceptable adverse effect on the amenities of local residents from noise, electrical disturbance or other environmental effects arising from the development.

7. Consultations

Parish Council

The Parish council cannot support this application – the reasons for this are set out in full in Appendix 1.

Wiltshire Council Highways

No overall objections but, note that there have been former proposals on this site and that this latest proposal is similar in terms of the use of the existing farm access served by the A354. It is the construction period that generates a significant number of additional vehicle movements and has the potential to impact on the local highway network. It is therefore recommended that a condition is applied to any permission granted to ensure that the impact of construction vehicles has been considered in detail.

Wiltshire Council Ecology

Support subject to conditions.

Wiltshire Council Archaeology

No objections subject to conditions requiring a written programme of archaeological investigation, prior to commencement.

English Heritage:

Do not wish to raise an objection to this application.

Note, however, that land within proposed site has been assessed as potentially including significant archaeological deposits and we therefore anticipate that the applicants will continue to engage with the WCC Archaeology Service on any further work that may be required.

Environment Agency

Surface Water Management. Whilst the agency accept the principle that volumes of surface water will not be significantly increased by the development, there is the potential for drainage patterns and concentrations to be adversely impacted especially during the construction phase. For this reason, conditions in and important informatives (see condition) are required on any permission granted. Otherwise, no objection to the proposed development.

Wessex Water

No objections

CPRE

Objects to the application

Natural England

No specific objections are raised - Natural England has offered standing advice covering, statutory nature conservation sites, protected Landscapes, soils and land quality, biodiversity enhancements, protected species.

AONB / summary of comments (for full comments see Appendix 2):

Having assessed the submitted documentation the AONB is clear that whilst close views could probably be mitigated by the landscape mitigation proposals, longer distance views from within the AONB and toward the AONB cannot. The slope of the ground means that the proposed hedgerows would not adequately screen or break up the extent of the proposed development such that it would not have a significant and harming influence on the views. The AONB does, therefore, maintain its objection to the proposal as submitted.

However, the AONB offers **advice** that if the proposal were limited to fields one and two then the impact on the views would probably be significantly reduced to an extent that the AONB would probably then not be maintaining its objection. Furthermore, the AONB notes that the land holding extends a considerable distance eastwards and suggests that if areas other than fields one and two would be needed to make the scheme viable then fields on that side of the Bake Farm buildings would be less likely to have adverse impacts on the AONB than the fields four and three do.

8. Publicity

The application has been advertised including by site notice and neighbour consultations. *To date*, 16 letters have been received comprised of 7 in support and 9 objecting to the proposal. These are summarised as follows;

Support;

- Proposal is good for the environment and public health
- Proposal is consistent with international, national and local policy to reduce reliance on fossil fuels.
- Site would be virtually silent in operation with no noise detectable to local residents
- This is a very well considered proposal that will benefit the local community and alternative energy supplies
- Completely agree with the proposal
- Site will not be very visible
- Energy produced by the Sun must be a way forward

Object;

- Site will be visible from many vantage points from within and outside the AONB
- Siting is unsuitable for the development
- Proposal will use prime agricultural land and make it industrial for 25 years
- Impact on neighbours will be too great
- Should not be located within the AONB
- Proposal will defile a landscape of great landscape beauty
- Development not appropriate in the area
- Proposal will be visible from high area above the Chalk Valley
- Will amount to an industrial facility

9. Planning Considerations

General background / Need for renewable energy production;

The underlying concern of many of the policies reviewed in this chapter is the need to contain global climate change by reducing the emission of greenhouse gases, particularly carbon dioxide (CO₂), that contribute to global warming. A major source of greenhouse gas emissions is the combustion of fossil fuels such as coal, oil and gas.

The extensive use of fossil fuels that accompanied the industrialisation of the world's economy has released large volumes of CO₂ back into the atmosphere. The accumulation of greenhouse gases in the upper atmosphere reduces the planet's ability to reflect solar radiation back into space, resulting in a gradual increase in mean global air temperature.

The Government response to this challenge is to reduce fossil fuel use, partly by using energy more efficiently and partly by finding alternatives. The common theme of government policy is the need to develop renewable sources of energy – forms of energy that occur naturally and repeatedly in the environment, including solar.

Through the Kyoto Protocol, the UK agreed a legally binding target to reduce emissions of greenhouse gases by 12.5% below 1990 levels in the period 2008-2012. In furtherance of this, the UK government has also set a domestic goal to reduce emissions to 20% below 1990 levels by 2020.

The EU Emissions Trading System (EU ETS) forms the cornerstone of UK action to reduce greenhouse gas emissions from the power sector. Since 2005, the EU ETS has set a cap on emissions from the large industrial sectors such as electricity generation. This reducing cap is expected to deliver reductions from these sectors of 21% on 2005 levels by 2020.

The 2009 Renewable Energy Directive sets a target for the UK to achieve 15% of its total energy consumption, including transport, from renewable sources by 2020. In 2012, 4.1% of total UK energy consumption (including transport), was met from renewable sources.

Principle of Development;

This application site is in a 'countryside' location because of its positioning outside of existing Housing Policy Boundaries. However, for the following reasons the application is considered to be consistent with policy:

- by producing electricity the development is inherently of benefit to the economy;
- as the chapters within the Environmental statement (ES) confirm, there would be no harm to the environment as a result of the development; and,
- a countryside location is necessary in order to generate electricity on this scale.

For these reasons it is considered that the proposal is not unacceptable in principle a.

Scale and Design

The applicants Design and Access Statement sets out the design rationale for this proposal. The statement clearly describes the details of the scheme which is included in the following text:

The proposed development would be located within a site with an overall area of approximately 40.2 hectares (99.36 acres), contained within existing field boundaries. The footprint of the development would, however, only account for a small proportion of this area given the limited surface area of the solar panels and their mounting framework, and the small footprint of the associated inverter stations, switchgear, fencing and access track.

The site would therefore remain mostly undeveloped, with grass allowed to grow between the rows of solar panels and between the boundary fence and hedgerows.

The solar panels are inclined to 22 degrees with the lowest part of the panel approximately 0.8 metres above ground and the highest point up to 2.4 metres above ground.

These solar panels are mounted on a framework which would be arranged in rows facing south to maximise sunlight exposure. The framework is mounted on galvanised steel posts secured into the ground by steel piles

Inverter Stations: in order to convert the direct current (DC) electricity generated by the solar panels to alternating current (AC) electricity suitable for distribution into the local electrical distribution network, small inverter stations are positioned at strategic locations throughout the solar farm.

The inverter stations are 11.98 metres long x 2.92 metres wide and between 2.90 and 2.98 metres high. For this scheme seven inverter stations are required. A plan and elevation of the proposed inverter stations is provided in application drawing *Inverter station detail* (drawing number 1020-0207-13). The scale of these buildings is dictated by the electrical equipment within them.

Switch Gear: two independent sets of switchgear are required. A single switchgear building would be required for the Local Electricity Distribution Network Operator (DNO). This would comprise a GRP building measuring 6 metres long x 3 metres wide and 3.277 metres high, set on a concrete base.

One private switchgear cabin would be required for the solar farm operator, with this to contain electrical metering equipment and switchgear. This will measure 5.58 metres long by 3.036 metres wide by 3.11 metres high and would also sit on a concrete base.

The scale of these buildings/cabins is dictated by the electrical equipment within them.

Electrical cabling: this will be required to connect the solar panel modules to the inverter stations, and to connect the inverter stations with the switchgear. This cabling will be underground, but will also run between the fields which make up the proposed site, necessitating a small area of existing hedgerow (approximately 2 metres) to be cleared.

Perimeter fencing would be erected around the site. The fencing would have a height of 2.028 metres and each panel section would be set between posts to achieve a width of 3.020 metres. At the entrance to the site a double gate of the same height with a width of 4 metres will be erected.

The scale of this element of the development has been determined to maximise site security whilst also minimising the potential visual intrusion of the fencing.

CCTV Security cameras: adjacent to the perimeter fencing would be thermal imaging cameras erected on 6 metre high galvanised steel poles at seven locations along the fence line, plus a further fixed day/night CCTV camera would be provided at the site access.

The scale and amount of the CCTV cameras is determined by the requirement to provide full boundary (fence line) coverage for security purposes, and has been kept to the minimum number of cameras required. Due to the infra-red technology employed no lighting is required for the cameras to operate.

Grid connection: the proposed grid connection will comprise an electrical cable running within an underground trench between the proposed DNO switchgear building and an existing electricity line. The cable would be approximately 1.26 metres deep within a trench approximately 0.3 metres wide and would run south from the DNO switchgear building alongside the existing farm access track to an existing electricity line site on wood poles close to the A354/Bake Farm access junction.

Temporary construction elements: a temporary compound, access track and unloading area would be required during construction and decommissioning. This construction access would be built between the existing Bake Farm/A354 access westwards to the central southern boundary of the proposed solar farm, and would be approximately 390 metres long.

An unloading area would be located adjacent to the existing farm access, and a construction compound would be to the west adjoining the central portion of the proposed solar farm.

Solar Panels: the panels would be mounted on a framework which would be arranged in rows facing south to maximise sunlight exposure. Each row would vary in length depending on topography and the requirement to fit within existing field boundaries without overshadowing from the boundary vegetation, with an overall regular geometric layout achieved. There would be a separation of 4-5 metres between each row, also to prevent overshadowing.

Landscaping Issues: Chapter 6 of the Environmental Statement comprises a Landscape and Visual Impact Assessment which analyses the proposed development in its context. Key findings of this assessment include that with the proposed mitigation in place the landscape in the study area is able to accommodate this development without causing unacceptable harm to landscape and visual resources.

In addition, the proposal is fully reversible and will result in some beneficial landscape effects due to strengthening of the existing landscape framework and new planting contributing to long-term landscape enhancement at the end of the lifespan of the development.

The proposed mitigation will comprise the following measures;
The proposed scheme includes inherent mitigation, in that the application site has been located in the least visible part of the farm landholding and existing hedges and field patterns are retained.

In addition Chapter 6 of the ES has concluded that secondary landscape mitigation measures should be provided, and these details are repeated below for ease of reference, see also figure 6.18 at appendix 6.1 to the ES.

Mitigating the adverse effect on the visual amenity of users of the Public Right of Way (PRoW) running along the eastern edge

The hedgerow along the west side of the drive which leads up to Bake Farm will be managed at a winter cut height of 2.0 – 2.5 m which will block views of the array without significantly affecting the character route.

A native hedge will be established along the section north of Bake Farm to screen the array (typically mature within 5-7 years after planting). This will establish a similar character to the PRoW as the section south of Bake Farm. The hedge shall comprise two rows of 40-80 cm transplants set 0.5 m apart at 0.5 m centres. Transplant species shall be 30% field maple, 20% hawthorn, 15% beech 10% blackthorn, 10% hazel, 5% guelder rose, 5% wayfaring tree, 3% holly, 2% privet. One honeysuckle is to be planted approximately every 10 m.

A similar composition hedge will be established around the western and northern boundaries of Bake Farm and Bake Farm Bungalows. This hedge will include planting of selected standards and up to 2.5 m high feathered specimens at an average of 1 per 8 linear metres. Species to include field maple, Norway maple, holly and Scots pine.

The DNO substation and access will be located off the track/PRoW and it is proposed to screen the compound with *Prunus lusitanica* which will form an evergreen hedge. While this is not native it will be seen in the context of the adjacent gardens.

The internal hedges within the array will be reinforced with new planting to close any gaps and managed at a slightly greater height which will break up the mass of the array as perceived from oblique views to the east.

Mitigating the adverse effect on the visual amenity of residents and visitors of Bake Farm and Bake Farm Bungalows

As described above, a hedge will be established around the western and northern boundaries of Bake Farm and Bake Farm Bungalows and will include planting of selected standards at an average of 1 per 8 linear metres. The internal hedges within the array will be reinforced with new planting to close any gaps and managed at a slightly greater height which will break up the mass of the array as perceived from oblique views to the east.

Ensuring that the proposed development remains screened should the tree cover along Old Shaftesbury Drove decline over the operational life of the solar park

A native hedge will be planted along the northern boundary, just outside the security fence. The hedge shall comprise a single row of 40-80 cm transplants set at 0.5 m centres. Transplant species shall be 25% field maple, 10% hawthorn, 30% beech 10% blackthorn, 10% hazel, 5% guelder rose, 5% wayfaring tree, 3% holly, 2% privet. One honeysuckle is to be planted approximately every 10 m.

Reducing the visual impact of the array to views from the south, particularly from Coombe Bissett

The existing hedgerows along the southwest and southern boundaries of the site will be managed to a height of 4-6 m and the gaps filled with new native planting. A new hedge will be planted along the southern central section of the solar park where there is currently no boundary. The hedge shall comprise three rows of native species set 0.5 m apart at 0.5 m centres. 75% of the plants will be supplied as transplants in the range 40-80 cm high and 20% as feathered plants 1.25 – 1.5 m high and 5% as 2.0 to 2.5 m high feathered stock. The species mix shall be 10% field maple, 40% hazel, 25% hawthorn, 10% blackthorn, 5% guelder rose, 5% wayfaring tree, 3% holly, 2% privet. One honeysuckle is to be planted approximately every 10 m.

The species chosen have the ability to form a tall thick hedge without the need for frequent management. Occasional topping and coppicing may be required to maintain a dense twig structure and prevent the hedge becoming so tall that it casts too much shade on the panels.

The internal hedges within the array will be reinforced with new planting to close any gaps and managed at a slightly greater height to will break up the mass of the array as perceived from oblique views to the east.

Mitigation of the visual impact to views from the Salisbury Road, residential properties and users of PRow to the east

The proposed tree and hedge planting along the eastern boundary to screen the array from the PRow and Bake Farm Bungalows will reduce the extent of array visible to a significant degree from the short section of the Salisbury Road where it is visible. The internal hedges within the array will also be reinforced with new planting to close any gaps and managed at a slightly greater height.

Mitigation to effects on landscape character and the AONB

The proposed measures to reduce visual impact will also minimise the effect on the character of the landscape surrounding the site, but the effect is unlikely to be so significant that it alters the baseline assessment.

Clearly the AONB maintains an objection to the proposal. However, the applicants have provided a response to the objections which is set out in full in Appendix 2

The landscape officer has been consulted and no concerns have been raised in this behalf. As such there is no objection to the proposal on landscape grounds.

Impact on residential amenity;

The layout of the solar panels has also been influenced by the objective of retaining existing boundary vegetation / hedgerows wherever possible, and an adequate separation distance from nearby residential properties.

In terms of residential properties, an adequate separation distance has been maintained. The closest houses are those situated within Coombe Bissett to the south west of the solar farm, on the northern side of the A354 Salisbury Road. These comprise a small group of houses which includes Old Foundry Cottages to the south of the proposed solar farm. These have a separation distance of approximately 526 metres when measured from the proposed site boundary to the closest elevation of the nearest house.

Other nearby properties are at Bake Farm (Bake Farm Bungalows, Bake Farm Cottages and Bake Farm) approximately 50 metres to the east of the boundary of the proposed solar farm; and others located along Drove Lane approximately 559 metres to the west.

This separation, when combined with the existing and proposed planting, has been developed to ensure that there would be no significant adverse impact upon residential amenity.

Archaeology Issues

The application was accompanied by an EIA which included a chapter on Cultural Heritage and Archaeology (Chapter 8). I consider that this chapter has provided a proportionate assessment of the archaeological remains which are known to be present within the site and the impact of the proposed development upon them. I also concur with the proposal that the majority of the mitigation will be by design, with a watching brief being undertaken if the potential archaeological features identified cannot be avoided in the cable runs. The watching brief should also consider any landscaping, access routes, compounds and other infrastructure which may have an impact on archaeological remains. I would also expect any mitigation options to take into consideration the ground conditions when the works are carried out.

National Planning Policy Framework policy 128 states that *'Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'* This site does have the potential to contain heritage assets and I consider that the chapter submitted with this application, along with the geophysical survey, fulfils this requirement. I do not consider that further field evaluation is necessary at this stage, for the reasons outlined in the chapter.

The NPPF also says: *141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'*

In order to ensure that the mitigation is undertaken, I would recommend that an archaeological condition is applied to any permission.

Therefore in line with the National Planning Policy Framework (2012) and the earlier PPS5 (2010) and Planning Policy Guidance Note 16: Archaeology and Planning (DoE 1990) the following recommendations are made:

Ecology Issues

The applicants state “The application site comprises arable agricultural land which has low ecological value due to this use. Once the solar farm is constructed a wildflower seed mix can be sown around the field margins between the perimeter fence and the hedgerow (where sheep would not graze) providing a species rich diverse wildflower meadow, which would have a positive overall net biodiversity effect. Likewise existing hedgerows and trees on the site would be maintained and strengthened for landscape reasons and a less rich grass seed mix would be used within the site boundary where sheep grazing would take place. Overall, the proposals would give rise to an overall net benefit to biodiversity and GI meaning that the scheme is compliant with Core Policy 22”.

The council’s ecology officer has advised that the ecological implications of the revised scheme are broadly similar to the previous one, although the planting of additional hedgerows on the north and south boundaries will be of benefit ecologically. Previous comments received in relation to hedgerows, bats, reptiles, badgers and brown hares which were not entirely favourable still stand and the ecological assessment is considered to underplay the risks to specialist farmland birds – the species which are likely to be most significantly affected by this scheme. However the ecology officer considers that the measures which can be secured by condition under the Landscape Environmental Management Plan (LEMP) could potentially lead to an overall neutral impact from the scheme. It is important that the perimeter fence is located at least 4-5m from the hedgerows (as stated in the EIA) to allow sufficient area for species rich grassland to establish to support birds and other species.

As set out at 7 above, the councils ecology officer does not object to the proposal. As such the combination of the measures set out in the EIA and the LEMP are considered to render the application acceptable from an ecology point of view.

Land quality /agricultural land grade issues

Policy C19 seeks to protect the ‘best and most versatile agricultural land’ from development, including land graded 1, 2 and 3a under the Agricultural Land Classification, and seeks to direct development where possible to sites under a lower grade. As noted above, the site is under Grade 3 however, the following factors should be borne in mind:

- the proposed development would enable some grazing to continue;
- the installed array is temporary and its effects are reversible;
- the majority of agricultural land in Wiltshire is under Grade 3 of the Agricultural Land Classification, meaning that in local terms it is not of special value;
- where Grade 4 land exists in Wiltshire it is typically in the base of river valleys. These are not favourable locations for solar energy as they are typically at risk of flooding and of greater ecological value, and rarely offer large expansive areas that are practicable for large solar farms; and,
- where Grade 5 land exists in Wiltshire it tends to relate to the steep scarp slopes of the county’s characteristic downland. These are not favourable locations for solar development because they are physically difficult to develop and more visually prominent. Within South Wiltshire the majority of Grade 5 agricultural land is within the Cranborne Chase and West Wiltshire Downs AONB.

Overall, this application is consistent with relevant SDLP provisions relating to the natural environment.

Highways / Access issues

Access to the Bake Farm solar farm is required primarily for the purposes of construction and decommissioning, when the majority of additional vehicle movements would arise. Although access would also be required during the operational stage, this would be limited to relatively few, infrequent movements for maintenance and cleaning purposes.

Transport movements

A maximum of up to 120 construction workers are anticipated to be required on site at any one time. During construction, the workforce will travel to and from the site on a daily basis. The use of mini-buses, public transport (where possible) and car sharing will be encouraged and planned to reduce the number of vehicular movements. Parking for site workers will be provided on site.

Approximately 278 HGVs are anticipated to deliver photovoltaic/associated equipment to the site and to remove waste arising over the 18 week period, resulting in an estimated peak of up to 4 vehicle deliveries per day. The majority of routing is anticipated to have origin/destination trips to/from the north and associated trunk road network (i.e. A354).

Junction visibility

The existing access onto the A354 has been considered in mind of the above traffic movements and Paul Basham Associates, Transport Planning and Engineering Consultants have undertaken an on-site assessment of the existing arrangements in establishing their appropriateness in accommodating these movements.

The council's highways officers having considered the application in detail have raised no objections to the proposal on highway safety grounds. Therefore, subject to conditions requested by the highways officer, and to the implementation of the measures set out in the Transport Assessment and the EIA, there are no objections to the scheme from a highways transportation point of view.

In answer to the third party comments received: (also refer Appendix 3)

Community Benefit

Whilst not a material consideration for the application as neither the principle of the undertaking nor the details contained within it have been proposed in order to directly mitigate/remedy a specific planning objection to this proposal, and as such, the requirement for this community benefit is not considered to be compliant with the Community Infrastructure Levy Regulations 2010 (as amended) and cannot be required under planning law, the applicants have provided an update with respect to the Community Benefit offer from British Solar Renewables (BSR) to Coombe Bissett PC. This will be in the form of a financial contribution of £1,000 per installed Mega Watt. The proposed installed capacity of the solar farm is 14.3MW, so that would equate to £14,300 per annum for 20 years; equivalent in total to £286,000.

At the time of producing this report officers are aware that no legal agreement is in place to secure the above, but, it is clear that the applicant fully intends to meet these commitments subject to the parish council's response to the offer. In any event, whilst officers have encouraged such benefits through negotiations, this community benefit is a matter between the PC and the developers. As such for the reasons set out above there is no justification for the council to enter into a section 106 agreement in this behalf.

10. Conclusion

At international, European and national levels, the recognition of the need to bring forward new renewable energy generation capacity is clear. Solar energy is acknowledged to be a technically mature, viable and deliverable form of renewable generation capacity. National policy thus supports renewable energy development in the form of solar farms, provided that the local environmental, economic and social effects can be addressed satisfactorily.

The proposed development is compliant with sustainability policy principles because the development is inherently sustainable because it promotes renewable energy in a manner that will give rise to direct environmental benefits, as well as direct and indirect social and economic benefits.

Whilst there are however aspects of this proposal that require further improvement these can be satisfactorily covered by conditions in the usual way - for example in regard to ecology.

On balance the proposal is considered to be well designed with an appropriate level of mitigation that should ensure the overall impact is not unacceptably detrimental. The amended scheme illustrates a layout and scale that will not unreasonably harm residential amenity of the properties nearest the site and the surrounding area.

The proposed improvements to layout and the hedge planting between panels and landscaping generally will assist in establishing a characteristic that it is considered will not appear excessive in terms of overall massing. This in turn will significantly improve the visual appearance of the scheme when viewed from the wider area and particularly the surrounding countryside adjacent to the AONB.

The detail of this latest evolved proposal, including the full EIA, the overall aims and objectives of the relevant planning policy, the mitigation proposed and the community benefit that would arise from the scheme, is considered sufficient to tip the balance in favour of the proposal in this case. The proposal is therefore considered to be acceptable from a Town & Country Planning point of view.

RECOMMENDATION

That the application is delegated to the Area Planning Manager (South) to **APPROVE with the conditions set out below:**

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 (including any works of demolition), until a Construction Method Statement, which shall include the following:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works;
- and measures for the protection of the natural environment.
- Hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. 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, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

3. 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 professionally recognised archaeological contractor in accordance with a written scheme of investigation agreed by this office and there may therefore be a financial implication for the applicant. However, if the mitigation by design can be agreed in advance of construction and avoids any significant impact, then those costs may be avoided.

4. No development shall commence until a scheme to limit surface water flows from the development during the construction and operational phases has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented and maintained in accordance with the details of the approved scheme.

REASON: To ensure that flood risk is not increased.

5. Before construction works commence, a Construction Environment Management Plan will be submitted for Local planning Authority approval which will include but not be limited to providing details of the following:

- A plan showing the position of all features which will be protected during the construction phase
- Measures to avoid spills of oils and other chemicals
- Measures to avoid construction waste
- Measures to protect trees and hedgerows during construction
- Procedures to avoid harm and disturbance to nesting birds
- Procedures to avoid harm and disturbance to badgers
- Procedures to avoid harm to reptiles where risks are considered to be moderate / high

REASON: To prevent pollution and harm during construction.

6. Before construction works commence a Landscape and Ecology Management Plan will be submitted to the Local Planning Authority for approval which will cover the first ten years after construction and then be reviewed and rolled forward until the end of the scheme. As a minimum, this will set out:

- A plan showing current baseline condition of every 100m length of hedge in terms of height, width and position of gaps
- Objectives of grassland, hedgerow and tree management
- Details of proposed hedgerow and tree planting and grassland seeding
- Regime of grassland, hedgerow and tree management to meet objectives
- Details of design and locations of 10 bat boxes and 10 bird boxes
- Safeguards that will be taken to avoid soil erosion and compaction
-

The works will be undertaken in accordance with the approved Landscape and Ecology Management Plan, and the planning layout drawing 1020-0201-01 Rev ISS 6

REASON: In the interest of landscape ecology

7. A survey of habitat condition measured against the Landscape and Ecology Management Plan will be undertaken by a professional ecologist during the period June to August and submitted for Local Planning Authority approval in the first, third and fifth years after the site first becomes operational. Where monitoring identifies non-compliance, remedial measures will be identified, implemented and reported through a subsequent agreed procedure.

REASON: In the interest of landscape ecology

8. Removal of hedgerows and ground preparation will be undertaken during the period 1st September to 28th February. If done outside this period, any such works will be preceded by a survey by a professional ecologist and only undertaken in accordance with the ecologist's written advice.

REASON: In the interest of landscape ecology

9. Other than during the construction phase, and in the event of an emergency, the application site shall remain unlit at all times.

REASON: In the interest of the amenity of the surrounding area and the wider countryside

10. 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.

11. The development hereby approved shall be carried out in accordance the following list of documents and plan

Planning Design and Access Statement dated July 2014, received 16/07/14

Flood Risk Assessment dated October 2013, received 16/07/14

Environmental Impact Assessment Documents;

Bake Farm solar (photovoltaic) farm Environmental Statement: Non-Technical Summary July 2014, received 11/07/14

Bake Farm solar (photovoltaic) farm Environmental Statement Volume One: Main Statement July 2014 – Chapters 1 to 8 and appendices, Received 11/07/14

Plan ref No: 1020-0200-05 Location Plan, dated 02/10/13, received 11/07/14

Plan ref No: 1020-0201-20 Proposed compound Layout, dated 11/07/14, received 11/07/14

Plan ref No: 1020-0201-01 Planning Layout, dated 19/06/14, received 11/07/14

Plan ref No: 1020-0208-71 SSE 33KV DNO Switchgear, Elevations and layout, dated 05/06/14 received 11/07/14

Plan ref No: 1020-0208-50 Private 5 Panel Switchgear, dated 10/06/14, received 11/07/14

Plan ref No: 1020-0208-10 SEE DNO Access Road Section, dated 11/07/14, received 11/07/14

Plan ref No: 1020-0207-13 Inverter Station Detail Gamesa, dated 19/06/14, received 11/07/14

Plan ref No: 1020-0206-09 System 3.0 Modelling detail, dated 05/06/14, and received 11/07/14

Plan ref No: 1020-0205-01 Security Fencing Detail – 22 Degrees Panel Angle, dated 05/06/14, received 11/07/14

Plan ref No: 1020-0204-00 Site CCTV Detail, dated 05/06/14, received 11/07/14

REASON: In the interest of clarity as to the approved documents details and plans

INFORMATIVE

In seeking to discharge any surface water drainage condition, the following should be considered:

- In the absence of any specific guidance on how to assess run-off from solar developments, a range of methods and scenarios to calculate run-off rates (and thus, attenuation volumes) should be investigated. The introduction of impermeable areas within the development should be minimized wherever possible. All access tracks should be permeable.
- Attenuation volumes should be agreed based on the above investigation and take into account site specific circumstances.
- Any drainage scheme should be supported by percolation tests on site.
- Management of the land, including grass seeding and planting (in line with proposals set out in the FRA) should be considered and confirmed.
- Measures to offer betterment on existing surface water rates and volumes to reduce flood risk elsewhere should be considered given the scale of the development.

Pollution Prevention during Construction

INFORMATIVE

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

All works must be undertaken in accordance with the Environment Agency's Pollution Prevention Guidelines which can be viewed at the following link:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

In the event of a pollution incident, the site operator must contact the Environment Agency immediately by calling 0800 80 70 60.

Access Tracks Construction

INFORMATIVE

Use of road planings (tarmac scalpings) for track construction requires a Use of Waste in Construction exemption (U1) under the Environmental Permitting (England and Wales) Regulations 2010. It allows the use of suitable wastes for small scale construction but does not allow treatment of wastes to be carried out unless covered by a different exemption. For more guidance including permitted types of waste and tonnage please visit:

<https://www.gov.uk/waste-exemptions-using-waste>

INFORMATIVE

The developer must note that there is an application to record a right of way immediately adjacent to the western boundary; this line must not be encroached upon.

For further information see

http://php.wiltshire.gov.uk/row/getrow.php?reference_number=2004/44. The site would be accessed along footpath BRIT14; this appears to be well surfaced so it should not be an issue.

Appendix 1 – Coombe Bissett Parish Council

COOMBE BISSETT PARISH COUNCIL

Clerk

Applegarth
Shutts Lane
Coombe Bissett
Salisbury
Wiltshire
SP5 4LU

Telephone: 01722 718850
E-mail: parishclerk@coombebissett.com

31 October 2013

Victoria Prescott,
Planning Project Manager
British Solar Renewables
Higher Hill Farm
Butleigh
Glastonbury
Somerset
BA6 8TW

Dear Ms Prescott,

Thank you for your photo montages and the information you have sent Councillor Chelu which has been shared with Parish Council members. With regard to your recent proposal to install a Solar Farm on the Bake Farm site, on behalf of Coombe Bissett Parish Council I wish to inform you of our concerns and uncertainties.

The impact of the construction on Foundry Cottages which is in the parish of Coombe Bissett, immediately adjacent to the site is immense. There will be a loss of amenity, view and probably value.

There will be visual intrusion in the landscape of the areas from Coombe Bissett Village Hall and the Nature Reserve, in particular and also from walkers on the Old Blandford Road. Both these panoramic views are observed frequently and regularly. The Parish Council may support a modified proposal which would lessen the visual intrusion. Please refer to annotated plan and photograph: areas A and B are acceptable but areas C, (the area running uphill from close to Foundry Cottages), D and E are contentious, as they can be seen the most from various vantage points.

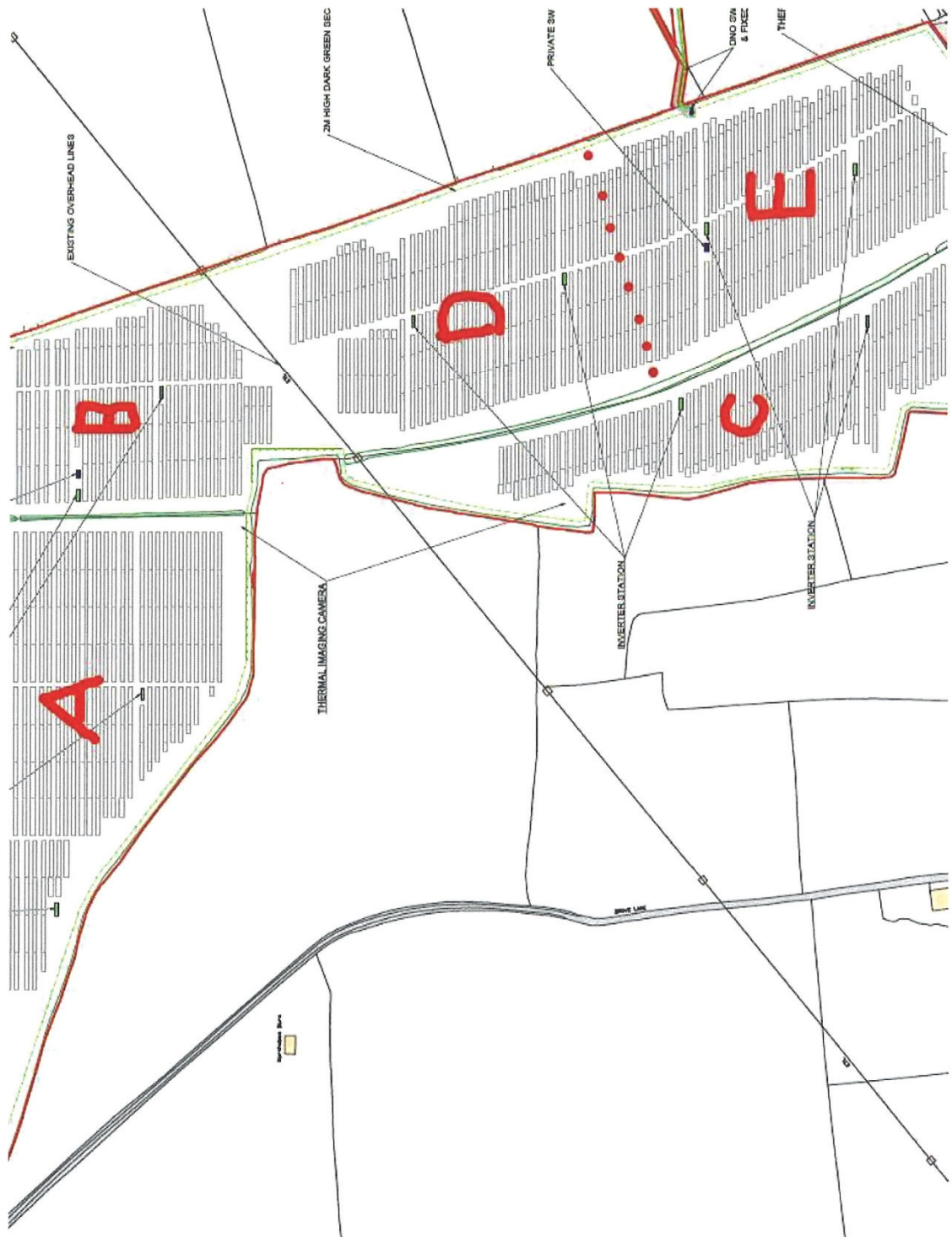
From information the Parish Council has been given, the scheme will require an 11/33kv connection together with associated metering/protection to cater for a 12 MW load. The installation of this equipment plus at least 8 (4m x 4m) substations and 50000 panel units will require a major construction project to be undertaken and will involve a large number of vehicles having daily access to the site leading off the A354. Clarification also needs to be given on a detailed site specification plan indicating all the onsite procedures for both normal working and emergencies. The Council would also would ask if British

Solar Renewables are to build this installation and when completed who will operate it and maintain it, together with on site security over the 25 year period.

This proposal is too big for the setting. It is on the edge of an Area of Outstanding Natural Beauty and close to Salisbury, which is after all a medieval, rural city.

Yours sincerely,

Deborah James (Mrs.)



Appendix 2 – AONB Comments

Thank you for consulting the AONB on this application. The CD containing the application data arrived from the applicants on the 26th August.

The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles three County, one Unitary and five District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage. It is also recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage and environmental capital. The AONB Management Plan is a statutory document that is approved by the Secretary of State and is adopted by the constituent councils. The AONB and its Management Plan are material considerations in planning.

The National Planning Policy Framework states (paragraph 109) that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Furthermore it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 14 footnote 9, due to other policies relating to AONBs elsewhere within the Framework. It also states (paragraph 115) that great weight should be given to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas.

The site is high on the valley side and adjoins the Ebbles Chalk River Valley landscape character area. Greater details of the landscape, buildings and settlement characteristics can be found in the [Landscape Character Assessment 2003](#). That document should be available in your office, and it can be viewed in [FULL](#) on our web site www.ccwwdaonb.org.uk It is within the Ebbles Broad Chalk River Valley Slopes Landscape Character Area of the Salisbury District Landscape Character Assessment 2008.

The AONB policy is sympathetic towards renewable energy generation so long as it is appropriate to the location and siting, of a nature and scale that integrates with the landscape character, is neither visually intrusive to the AONB or its setting, nor impairs significant views to or from it, and is not harmful to wildlife.

I note that the revised application relocates the southern part of the earlier application to the eastern side, between the northern section of the original application and the buildings at Bake Farm. The area covered is in the order of 40.2 hectares with the purpose of producing 14.3 mega watts of electricity. This is all on green field land and this is clearly a change of use to renewable energy generation. The proposal is simply one for a power station in the countryside as the scale of the proposal is significantly more than would serve the needs of the farmstead. The application should, therefore, be assessed as a major change of use to a rural power generation facility.

I note that the planning documents in and arising from the ES do not relate to the current version of the emerging Wiltshire Core Strategy. Nevertheless it is clear that Core Policy 42 requires the applicants to demonstrate how a proposal takes into

account interests such as the AONB. It is far from obvious that the characteristics of the AONB have been taken into account. Furthermore, there is no reference to the policies that indicate proposals should demonstrate how they have taken account of the AONB Management Plan. Indeed, I have not found any reference to the AONB Management Plan as being a material consideration in any of the planning elements in the submitted material.

I note that the current land use is arable agriculture and the only reference I have been able to find to the agricultural land classification is that it is Grade 3. As I am confident you will appreciate, it could mean that as arable land that could be Grade 3A which means that it would fall into the category of best and most versatile land. The implications of that are that the land would be more appropriately kept in agricultural and arable use.

The information provided suggests there will be a number of buildings on the site and that some of them will be grouped together while others will be scattered across it. They are likely to range in height from 2.9 to 3.28 metres. They will not, therefore, be insignificant. I note there is an undertaking to colour them green to aid integration into the scene. Similarly there is an undertaking that the security fencing, which would be just over 2 metres high, would also be of a green wire mesh construction. The AONB is, however, **concerned** that the security cameras would be on 6 metre high poles of galvanised steel. If a scheme is to progress then these poles should also be coloured green to aid integration into the scene. The PV panel height is indicated to be 2.4 metres, again, on galvanised posts which would be driven 1 – 2 metres into the ground.

The amended site lies approximately between 95 and 120 AOD. There is, therefore, a degree of slope across the site. The western end adjoins the AONB boundary. The northern site boundary is close to the Old Drove with the racecourse further to the north. Essentially the development is on an area of land that is a continuation eastwards of the landscape of the AONB. There are no critical or defining factors that indicate the character or the quality of the landscape has fundamentally changed either side of the AONB boundary. A viewer would not be able to distinguish a sharp and fundamental change in the landscape character as it progresses from the west in the direction of Salisbury.

The location of field four, the field that adjoins the AONB, and the upper parts of field three are particularly obvious in views from a number of locations to the south and south west in the AONB. The proposed development would significantly change the character of the area and harm views from the AONB of the ridge, both within and outside of the AONB boundary. As those views are of a development facing southward it means that the development would be fully illuminated for most of the daytime and hence obvious in the scene. In addition issues of glint and glare do need to be taken into consideration along with the colour of the panels and supporting arrangements.

The submitted Landscape and Visual Impact Assessment misquotes the size of the AONB and refers to the 2009 - 2014 AONB Management Plan rather than the recently adopted 2014 – 2019 AONB Management Plan. Nevertheless the policies and objectives in relation to renewable energy are substantially the same. Of

particular relevance to this application is the need for local planning authorities to have regard for the landscape and visual impact of development adjacent to or in close proximity of the AONB's boundary.

From consideration of a variety of viewpoints and investigation of the site the LVIA concludes that there are a number of mitigation operations that are necessary to enable the proposed scheme to be acceptable. Whilst welcoming proposals to improve the scheme of development the AONB is of the opinion that the landscape and visual impacts of the proposed development have been under-estimated. In particular the visibility and harm to the views within the AONB associated particularly with fields four and three of the development. The topography plan figure 6.2 clearly demonstrates the higher and hence more exposed parts of the proposal being on the western side.

Whilst the viewpoint photographs are interesting there does not appear to be any information on the camera used or the lens, so that photographs should be used as aide memoire following from a site visit rather than as presentation illustrations to a planning authority. The photographs do, nevertheless, demonstrate that longer distance views are probably more important than the close up ones where screening behind existing or reinforced hedges could be achieved. The ridgeline nature of the development, as perceived from a number of positions, is also shown in the viewpoint photographs.

The photo-montages are helpful in some respects, nevertheless the confusion between the viewpoint numbers of the viewpoints plan, the viewpoint photographs, and the viewpoint photo-montages is confusing. For example the photo-montage indicated as viewpoint 17 appears to be 19 in other respects and similarly photo-montage 16 is 18 in other respects. Nevertheless, the photomontages of these viewpoints and others show the very considerable horizontal effect of the proposed development spread across a substantial part of the view. Furthermore, such a change brought about by the development would not change seasonally in the way that seasonal use of fields changes. The photo-montages also demonstrate that whilst the proposed mitigation planting might have benefits for close views those from a distance are not significantly ameliorated.

There seems to be some confusion again in viewpoint 4 and viewpoint 5 because photo-montage 5 helpfully shows the immediate impact of the proposed development with the security fencing. The benefit of the green fence and the green post and green ends to the buildings contrasts with the shiny frames and shiny supports of the PV panels. The white barge board to the building shows how incongruous white is in the landscape and the white barge board and the edges and posts of the panels should also be treated with a shade of green to aid integration if the proposal is to be considered for approval.

The AONB notes that there is no cumulative assessment of this development, even though the guidance on landscape and visual impact assessment indicates that this should cover all forms of development and not just development of a similar character.

The construction time scale in paragraph 3.26 fails to include the landscape work. Clearly this is particularly important and, if the scheme is to go ahead, the AONB **strongly recommends** that the landscape work should be implemented before any other development progresses.

The importance of the hedgerow trees and hedges is emphasised in the LVIA. These features should be protected by root protection zones as set out in BS5837 (2012) if they are to be adequately protected.

The AONB notes that a flood risk assessment has been carried out but that it did not involve 'site soil investigations'. It does not appear to consider the focusing of rain water runoff from the panels and the consequent need for swales. These features occur in other PV proposals that the AONB has been invited to comment upon. Furthermore such features should be considered in the LVIA and landscape mitigation proposals.

Having assessed the submitted documentation the AONB is clear that whilst close views could probably be mitigated by the landscape mitigation proposals, longer distance views from within the AONB and toward the AONB cannot. The slope of the ground means that the proposed hedgerows would not adequately screen or break up the extent of the propose development such that it would not have a significant and harming influence on the views. The AONB does, therefore, maintain its **objection** to the proposal as submitted.

However, the AONB offers the **advice** that if the proposal were limited to fields one and two then the impact on the views would probably be significantly reduced to an extent that the AONB would probably then not be maintaining its objection. Furthermore, the AONB notes that the land holding extends a considerable distance eastwards and suggests that if areas other than fields one and two would be needed

to make the scheme viable then fields on that side of the Bake Farm buildings would be less likely to have adverse impacts on the AONB than the fields four and three do.

I hope these comments are helpful to you and I would, of course, be happy to comment on any further information you may receive.

Yours sincerely

RICHARD BURDEN

Richard Burden BSc DipCons MSc FLI PPLI

Landscape and Planning Advisor (part-time Monday to

Wednesday) For and on behalf of the CCWWD AONB Partnership

richardburden@cranbornechase.org.uk

Appendix 3 - Applicants additional information Technical response to comments received: AONB

2658/Bake Farm

Technical response to AONB objection

TECHNICAL RESPONSE TO PLANNING CONSULTATION COMMENT BY Mr R Burden (for and on behalf of the CCWWD AONB Partnership), 10th September 2014.

Ref:14/06864/FUL - *The erection of solar photovoltaic panels and associated works and infrastructure, including switchgear, inverter stations, access tracks, security fencing, security cameras, grid connection, together with temporary construction access, compound and unloading area Land to the west of Bake Farm Buildings Salisbury Road Coombe Bissett Salisbury SP5 4JT*

We write in response to comments received on the above application from Mr R Burden for and on behalf of the CCWWD AONB Partnership, dated 10th September 2014. A number of the comments refer to matters already addressed within the submitted ES and other planning documents. This response therefore focusses on remaining matters of detail and on interpretation of the submitted information.

1. Mr Burden notes the absence of reference in the submitted information to Core Policy 42, which states in reference to AONB's:

"Proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed and taken into account..."

2. There is no difference of interpretation between the applicant and Mr Burden on the role and purpose of the AONB, which is to conserve and enhance the natural beauty of the designated Cranborne Chase and West Wiltshire Downs area. The AONB has been thoroughly considered in the preparation of this application in terms of both Development Plan policy and as a material consideration.
3. This application has, moreover, been informed by and prepared to respond to comments from the CCWWD AONB Partnership on a previous planning application for ground mounted solar at Bake Farm. Whilst not specifically referencing the above policy, therefore, the new application provides a systematic and substantial design response to the issues raised by the AONB in relation to the previous application.

The Landmark Practice

12 September 2014

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4. The proposed solar park occupies the flatter land on the crest of the hill and avoids the more prominent lower slopes. This location minimises the visual impact to people viewing it from the higher ground on the opposite side of the valley to the south.
 5. Large ground mounted solar arrays are now relatively familiar features in the landscape and it is possible to have a well-informed understanding of their visual impact and how they affect landscape character. Based on this experience, we reiterate the point made in the ES that, viewed from medium to long distance from the south (typically over 1 km), solar arrays appear as a block of colour filling a field rather than as an alien assemblage of individual structures. This is because the panels overlap and the light absorbing nature of glass has a recessive blurring effect. Neither the detail nor the industrial nature of an array is apparent at these distances and, as such, solar arrays are not significantly out of character with the patchwork of fields of an arable landscape. To illustrate this point we attach **Appendix 1** which provides a series of photographs of four completed solar park.
 6. The most significant sensitive views are from a fairly limited set of locations in the Coombe Bissett area. These locations are either lower than or at a similar elevation to the application site, which means that the extent of the visible arrays is compressed into a narrow line. As a result the proposed mitigation will be more effective than it would were the area of exposed views to be more open and lower. Typically people's view of the array will be at distances greater than 1.3 km and, at such distances, the arrays will appear as a recessive block of colour as demonstrated in Appendix 1. We recommend that those officers who wish to verify the predicted level of visual impact and the effect on landscape character visit the solar parks identified in Appendix 1.
 7. A change in colouration of the fields as perceived from the Coombe Bissett area will not have a significant effect on the visual amenity and enjoyment of the countryside of people looking out of the AONB either from their dwelling, the community facilities, nature reserve or public footpaths.
 8. Mr Burden refers to the visual impact of the buildings to house the inverters. The majority of the housing unit will be screened by the panels within which it sits; only the upper metre of the inverter will be visible. This extent of visibility would be prominent on flat sites where the inverter rises above the panels, but on a gently sloping site such as this, the higher section of the housing will be seen against a backdrop of panels and, at Bake Farm, against the backdrop of trees on the skyline.

At the typical viewing distances of over 1.3 km, the 1 metre area of building rising above the row will be difficult to discern. The photographs of operational solar parks in Appendix 1 illustrate this point. In the Westover example they are just visible as white units within the extent of the panels, but they are, in fact, more visible than at the proposed development because of the elevated viewpoint and the use of white inverters. It is accepted that units and camera columns painted a dull green colour will be more recessive, and the applicant is happy to agree to an appropriate planning condition to this effect.

9. Mr Burden queries the focal length of the camera and asserts that photographs should be used as an aide memoire following from a site visit rather than as presentation illustrations to a planning authority. This is incorrect. Whilst such images are no substitute for visiting the viewpoint locations, the photographs are made in accordance with industry guidance¹ and, as such, are intended to inform consideration of a planning application. The accuracy of presentation relates to the digital cropping and zooming process and not focal length. To illustrate this detail, **Appendix 2** demonstrates that it is the degree to which the digital image is enlarged, cropped and printed that determines whether it is similar to the human eye.
10. Mr Burden refers to glint and glare. To experience reflections the viewer has to be at the same level as or higher than the panels, which run between 87 m AOD and 106 m AOD. Because the angle of reflection is the same as the angle of incidence, light cannot be reflected downwards; it only reflects back up off the panel or frame. Even a slight angle of reflection will push the reflected light far higher than a viewer looking towards the site at over 1.3 km distance on the far side of the valley. People within the landscape to the south of the panels do not experience reflection because the sun is high in the sky and the reflection is back into the sky. Reflections are only experienced by people to the west and east of the array when the angle of sun is very low, early in the morning and early in the evening. Such reflections can only be experienced for around 20 minutes and only on clear sunny mornings and evenings. The intensity of the light also diminishes over distance as it becomes diffused by vapour and particulate matter in the air. In view of the above, viewers of the site within the AONB will not experience light reflected from the panels.

¹ Landscape Institute Advice Note 01/11

11. Mr Burden observes that:

“There are no critical or defining factors that indicate the character or the quality of the landscape has fundamentally changed either side of the AONB boundary”.

The ES identifies that the site is located in the Special Landscape Area which forms the setting of the AONB along the edges. As such, the proximity of the site to the AONB is a material planning consideration that has been thoroughly investigated. The site is not, however, within the AONB (possibly due to the effect of a high voltage transmission line that tracks across the slope, which creates a fundamental difference in character) and any planning application must be considered against the relevant policy framework and the established AONB boundary. Accordingly, the scheme has been designed to avoid impacts on the setting of the AONB, and the ES has provided evidence that no changes that would compromise the setting of the AONB will occur. As such, the application scheme represents a satisfactory resolution of all site specific constraints specific to the setting of the AONB.

12. Mr Burden states that:

“The location of field four, the field that adjoins the AONB, and the upper parts of field three are particularly obvious in views from a number of locations to the south and south west in the AONB. The proposed development would significantly change the character of the area and harm views from the AONB of the ridge, both within and outside of the AONB boundary. As those views are of a development facing southward it means that the development would be fully illuminated for most of the daytime and hence obvious in the scene.

It is evident that Field 4 slopes very gently south towards the AONB, with the main fall to the east. As a result the field appears only as a thin sliver in the view, intermittently obscured by a substantial hedge along the southern boundary. In our opinion panels within this field will not be particularly prominent in the views from the AONB. We agree that the panels in lower part of Field 3 will be the most visible but primarily from viewpoints either at a similar elevation to the solar park or higher, typically above 100 m AOD. This limits visibility to views from the nature reserve above Coombe Bisset and Old Blandford Road.

We refer once again to Appendix 1 which demonstrates that at these distances (over 2 km) the solar park will appear as a dull blue/grey colouration in the landscape. The panels do not appear ‘illuminated’ but have a dullness due to their light absorbing properties and the effect of this in the landscape can only be

appreciated by viewing operational solar parks. The panels cannot reflect light down into the valley (see point 10, above) and so any reflected effects or 'illumination' can only be perceived by views higher than the solar park and at these distances the diffusing of the light within the atmosphere will be insignificant. It is true that the freshly galvanised frames can initially appear bright but, like galvanised towers of electricity transmission lines which are not perceived as being bright shiny objects in the landscape, after a year of weathering the galvanisation develops a dull grey coat as oxidation takes place. Notwithstanding this, from middle distance and long distance views from the south the frames are hidden from view under the panels.

If it is accepted that at distances of over 1 km the panels will only be perceived as a colouration within existing field boundaries and not as an electrical installation, then to an uninformed viewer they will have a minimal adverse effect on the character and quality of a landscape which is not designated as AONB, and will not have a significant adverse impact on the setting of the AONB.

13. The AONB notes that there is no cumulative assessment of the proposed solar park with other types of development. Cumulative effects assessment is required by GLVIA² and it is acknowledged that reference to non-solar PV development was omitted from the LVIA. GLVIA notes, however, that such assessment needs to be reasonable and proportionate to the nature of the project under consideration, and that the emphasis should be on 'likely significant effects' rather than a comprehensive cataloguing of all effects that might occur. The applicant is not aware of any schemes (proposed or registered) with which the proposed solar park would be capable of generating a likely significant cumulative effect, but will undertake cumulative effects assessment if the AONB will provide details of any such schemes.
14. A revised LVIA chapter figure package is attached with corrections made to the viewpoint numbers highlighted by Mr Burden.

² Guidelines for Landscape & Visual Impact Assessment, 3rd edition

Appendix 6.1

Figures for Chapter 6
Part 3 of 3
Landscape and Visual Impact Assessment

June 2014

Rev A 19 Sept 2014





VIEWPOINT No 4 EXISTING

01/14/14 11:03 AM SU 11709 27933

| | |
|---|--|
| <p>VIEWPOINT: 4 DATE OF PHOTOGRAPH: 24 April 14 @ 11:03 GRID REF: SU 11709 27933 BEARING: 316° NW GROUND LEVEL ELEVATION: 91m AOD DISTANCE TO SITE: 5m CAMERA: Nikon D40 digital SLR (18-55mm lens) CAMERA VIEWER HEIGHT: 1.8m CAMERA FOCAL LENGTH: 55mm</p> | |
|---|--|

BAKE FARM

FIGURE 6.19.1a
Photomontages



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VIEWPOINT No 11 EXISTING

111616 11 - 11/10/2014 11:45 AM - 11/10/2014 11:45 AM

| | |
|---|--|
| <p>VIEWPOINT: 11 DATE OF PHOTOGRAPH: 24 April 14 @ 11:45 GRID REF: SU 10887 25881 BEARING: 11° NE GROUND LEVEL ELEVATION: 89m AOD DISTANCE TO SITE: 1.7km CAMERA: Nikon D40 digital SLR (18-55mm lens) CAMERA/VIEWER HEIGHT: 1.8m CAMERA FOCAL LENGTH: 55mm</p> | |
|---|--|

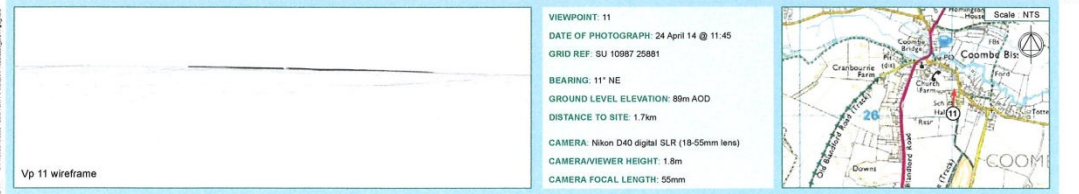
BAKE FARM

FIGURE 6.10.2a
Photomontages





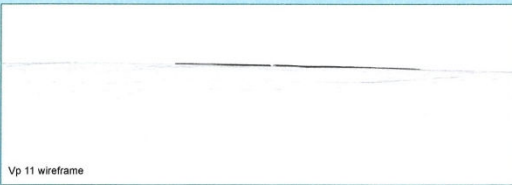
VIEWPOINT No. 11 PROPOSED with no mitigation





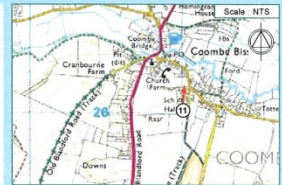
VIEWPOINT No 11 PROPOSED with no mitigation

11029 14 1: PROPOSED VIEW FROM VIEWPOINT 11 (SU 10987 25881)



Vp 11 wireframe

VIEWPOINT: 11
 DATE OF PHOTOGRAPH: 24 April 14 @ 11:45
 GRID REF: SU 10987 25881
 BEARING: 11° NE
 GROUND LEVEL ELEVATION: 89m AOD
 DISTANCE TO SITE: 1.7km
 CAMERA: Nikon D40 digital SLR (18-55mm lens)
 CAMERA/VIEWER HEIGHT: 1.8m
 CAMERA FOCAL LENGTH: 55mm



BAKE FARM

FIGURE 6.19.2b
 Photomontages





VIEWPOINT No 13 EXISTING

| | |
|--|--|
| <p>VIEWPOINT: 13 DATE OF PHOTOGRAPH: 24 April 14 @ 11:55 GRID REF: SU 11114 25952 BEARING: 6° N GROUND LEVEL ELEVATION: 107m AOD DISTANCE TO SITE: 2km CAMERA: Nikon D40 digital SLR (18-55mm lens) CAMERA/VIEWER HEIGHT: 1.8m CAMERA FOCAL LENGTH: 55mm</p> | |
|--|--|

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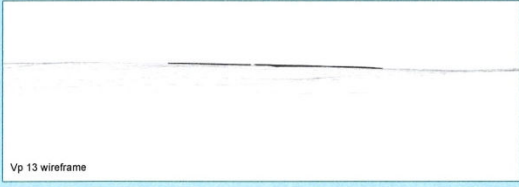
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BAKE FARM | FIGURE 6.19.3a
 Photomontages | **Landmark**
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VIEWPOINT No. 13 PROPOSED with no mitigation

0104 14 - 10/01/2014 10:00 AM - 10/01/2014 10:00 AM



VIEWPOINT: 13
 DATE OF PHOTOGRAPH: 24 April 14 @ 11:55
 GRID REF: SU 11114 25562
 BEARING: 6° N
 GROUND LEVEL ELEVATION: 107m AOD
 DISTANCE TO SITE: 2km
 CAMERA: Nikon D40 digital SLR (18-55mm lens)
 CAMERA/VIEWER HEIGHT: 1.8m
 CAMERA FOCAL LENGTH: 55mm



BAKE FARM

FIGURE 6.19.3b
 Photomontages

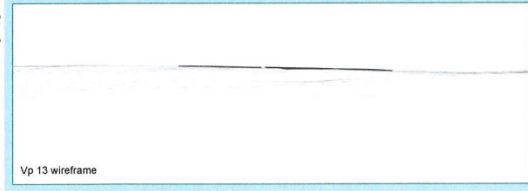


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VIEWPOINT No 13 PROPOSED with mtgafon shown after 5-7years growth



VIEWPOINT: 13
 DATE OF PHOTOGRAPH: 24 April 14 @ 11:55
 GRID REF: SU 11114 25552
 BEARING: 6° N
 GROUND LEVEL ELEVATION: 107m AOD
 DISTANCE TO SITE: 2km
 CAMERA: Nikon D40 digital SLR (18-55mm lens)
 CAMERA/VIEWER HEIGHT: 1.8m
 CAMERA FOCAL LENGTH: 55mm



13.24 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

BAKE FARM

FIGURE 6.19.3c
 Photomontages



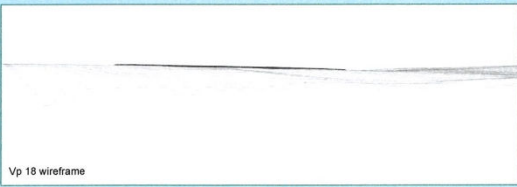
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VIEWPOINT No 18 PROPOSED with no mitigation

181224-14 - E:\PROJECTS\181224-14 - Hope Chapel Hill\181224-14\181224-14_Vp18_Photomontage.dwg



VIEWPOINT: 18
 DATE OF PHOTOGRAPH: 24 April 14 @ 12:25
 GRID REF: SU 10125 25673
 BEARING: 28° NE
 GROUND LEVEL ELEVATION: 131m AOD
 DISTANCE TO SITE: 2.2km
 CAMERA: Nikon D40 digital SLR (18-55mm lens)
 CAMERA/VIEWER HEIGHT: 1.8m
 CAMERA FOCAL LENGTH: 55mm



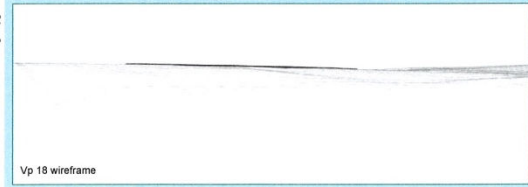
BAKE FARM

FIGURE 6.19.4b
 Photomontages





VIEWPOINT No 18 PROPOSED with mitigation shown after 5-7years growth



Vp 18 wireframe

VIEWPOINT: 18
 DATE OF PHOTOGRAPH: 24 April 14 @ 12:25
 GRID REF: SU 10125 25673
 BEARING: 28° NE
 GROUND LEVEL ELEVATION: 131m AOD
 DISTANCE TO SITE: 2.2km
 CAMERA: Nikon D40 digital SLR (18-55mm lens)
 CAMERA/VIEWER HEIGHT: 1.8m
 CAMERA FOCAL LENGTH: 55mm



18-03-14 © PHOTOMONTAGE - LAND PRACTICE PHOTOGRAPHY BY PAUL

BAKE FARM

FIGURE 6.19.4c
 Photomontages



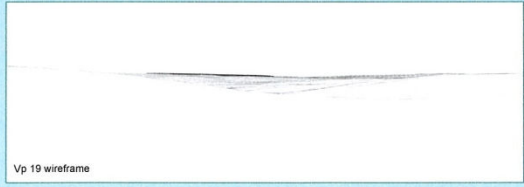
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VIEWPOINT No 19 PROPOSED with mitigation shown after 5-years growth

View 19 - E:\PROJECTS\2014\1404\140401\140401_19_VP_19.jpg



VIEWPOINT: 19
 DATE OF PHOTOGRAPH: 24 April 14 @ 12:45
 GRID REF: SU 10211 23992
 BEARING: 12° NE
 GROUND LEVEL ELEVATION: 142m AOD
 DISTANCE TO SITE: 3.7km
 CAMERA: Nikon D40 digital SLR (18-55mm lens)
 CAMERA/VIEWER HEIGHT: 1.8m
 CAMERA FOCAL LENGTH: 55mm



BAKE FARM

FIGURE 6.19.5c
 Photomontages



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British Solar Renewables: Bake Farm Solar Park

Ref: 14/06864/FUL - Wiltshire Council

Statutory and Neighbourhood Representations Overview

| From | Date | Objection/ No Objection | Comments | Applicant's response |
|-----------------------|----------|----------------------------|---|---|
| 1 English Heritage | 28.07.14 | No Objection | <ul style="list-style-type: none"> - Notes the comprehensive ES has robustly examined potential impacts to the historic environment - Concludes the proposal <i>will not</i> result in 'substantial harm' to relevant heritage assets. - Notes that site has the potential to include significant archaeological deposits and anticipates continued engagement with the WCC Archaeology Service. | <ul style="list-style-type: none"> - Agree that there has been a robust assessment and note that the WCC Archaeology Service has also confirmed no objection |
| 2 Wessex Water | 12.08.14 | No Objection | <ul style="list-style-type: none"> - No comments - map attached for reference | <ul style="list-style-type: none"> - Agree and note that there is no objection and no nearby apparatus of concern |
| 3 Natural England | 15.08.14 | Neither | <ul style="list-style-type: none"> - Clarifies that the proposal is unlikely to affect any SSSI's or European sites. However, NE notes that Cranborne Chase and West Wiltshire Downs AONB is adjacent to site. Strongly advise the Council to seek advice from the AONB partnership and weight to their comments. - Consider the application has the potential to impact on a significant amount of 'best and | <ul style="list-style-type: none"> - Agree and note that there is no impact on designated sites, and can confirm that NE standing advice on protected species has been followed as evidenced by ecology chapter of ES - Note that there is no landscape objection - Note NE's advice that the proposal will not lead to the long term loss of agricultural land |

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| | | | | <p>most versatile' agricultural land, however, would not lead to the long term loss and no likely loss of agricultural quality. Urges Council to fully consider the best and most versatile land issues relating to the proposal against DCLG guidance for renewable and low carbon energy.</p> <ul style="list-style-type: none"> - The authority should consider securing measures to enhance biodiversity of the site. - Protected species and locally specific information has not been addressed, and NE urge the Council to refer to published 'standing advice' for these material considerations. | <p>as it is a temporary use that is wholly reversible. We agree and would add that the land would remain available for future agricultural use and any permission can be conditioned to ensure that it is retained in its original state at the end of the period of operation, so there would be no permanent loss of agricultural land, such as would be the case with industrial or residential development. In any event records indicate that the land is Grade 3 and it is not therefore of the highest quality (i.e. Grade one or two). In addition, biodiversity benefits would be gained around the field margins through improved and retained hedgerows, and that grazing, an agricultural use, could continue around the solar panels whilst they are in operation. Again appropriate planning conditions can secure biodiversity benefits (e.g. a habitat management plan) as appropriate.</p> |
| 4 | County Archaeologist | 19.08.14 | Neither | <ul style="list-style-type: none"> - Chapter within EIA provides proportionate assessment of archaeological remains. Majority of mitigation will be by design. - Recommends condition is applied to provide a written programme of investigation. Further recommends that work should be conducted by a professionally recognised archaeologist. | <ul style="list-style-type: none"> - Agree and note that there is no objection |
| 6 | Wiltshire Highways | Undated, uploaded | | | <ul style="list-style-type: none"> - No objection noted |

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| | | 14.09.14 | | | | |
| 7 | Coombe Bissett Parish Council | 14.09.14 | | Detailed letter | | - Please see separate response |
| 8 | CCWWD AONB Partnership | 10.09.14 | | Detailed letter | | - Please see separate response |

Non-statutory consultation responses (Residents etc)

| From | Date | Objector/ Supporter | Comments |
|--|----------|---------------------|---|
| CPRE – Campaign to Protect Rural England | 21.08.14 | Objection | <ul style="list-style-type: none"> Number of concerns and believe that new amended plan is only slightly improved and does not address concerns raised previously. Visually intrusive on Cranborne Chase and West Wiltshire Downs AONB and surrounding countryside/ vistas. Suggests that the development would be unnatural in scale and form and that the mitigation strategy is not acceptable. States that solar farms should be built on brownfield sites, not agricultural Greenfield sites. No indication that alternative sites have been considered. Suggests a solar farm will attract thieves to the area and that the legally binding |
| | | | <ul style="list-style-type: none"> Disagree – the revised layout has been put forward following detailed consideration of the previous objections and represents a significant improvement. Disagree – the site is outside the AONB and would not result in an unacceptable impact upon the AONB, surrounding countryside or vistas. The conclusion to the landscape and visual chapter of the ES is that the landscape in the study area can accommodate this development without causing significant harm to landscape and visual resources. The site selection exercise is described at para 3.40-3.61 of the ES Security measures to deter thieves form part of the proposals |

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| | | | <ul style="list-style-type: none"> renewable targets carry much less weight. The amended plan places an inordinate number of panels close to Old Foundry Cottage | <ul style="list-style-type: none"> The revised scheme ensures that no panels are located close to Old Foundry Cottages |
| Mrs Rachel A Jowett | 24/07/14 | Supporter | <ul style="list-style-type: none"> Fully supports this application. The site is not very visible, solar energy does not pollute the atmosphere and the proposal area will support biodiversity. Current arable use uses energy in the form of fuel. | <ul style="list-style-type: none"> Support noted |
| Mr Hewitt | 26.07.14 | Supporter | <ul style="list-style-type: none"> Lived in Bake Farm since 1988 and strongly supports the application | <ul style="list-style-type: none"> Support noted |
| Mr & Mrs Lumber | 30.07.14 | Supporter | <ul style="list-style-type: none"> In complete agreement with the proposal | <ul style="list-style-type: none"> Support noted |
| Mr & Mrs Buckley | 04.08.14 | Objection | <ul style="list-style-type: none"> Aesthetically inappropriate which will defile landscape of great natural beauty. If permitted, this development could set a precedent for other large scale developments in the rural locality. How will upgrading be managed if the current technology is superseded, could the scale of the development increase further or could the infrastructure be abandoned with brownfield implications? | <ul style="list-style-type: none"> Disagree – the site is outside the AONB and would not result in an unacceptable impact upon the AONB, surrounding countryside or vistas. The conclusion to the landscape and visual chapter of the ES is that the landscape in the study area can accommodate this development without causing significant harm to landscape and visual resources As each planning application is to be determined on its own merits, the proposal would not set a precedent for development elsewhere |

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| <ul style="list-style-type: none"> - Supports DECC guidance on solar PV. farms as stated by John Glen regarding effects on environmental considerations, appropriate siting of the proposal and giving local communities the opportunity to influence decisions. - Suggests such a large scale proposal could be incorporated into rooftops - Suggestion to harness the power of existing natural resources of rivers and springs | <ul style="list-style-type: none"> - There are no proposals to upgrade the development once operational any proposal to do so would require planning permission in any event. - There are insufficient roofspaces to accommodate a solar farm of this size - The generation potential from rivers and springs is limited and very unlikely to match the output of the proposed solar farm. |
| <ul style="list-style-type: none"> - The proposed power station is an extensive, industrial facility which should be based on brown field land, if approved it will set a precedent for green field land. The scheme removes prime agricultural land from provision of food | <ul style="list-style-type: none"> - The proposal is located so as to benefit from an available grid connection point, and is a temporary use which would not result in the permanent loss of agricultural land. Grazing of animals can continue even whilst the solar farm is in operation. - The site is not visible from Salisbury and the conclusion to the landscape and visual chapter of the ES is that the landscape in the study area can accommodate this development without causing significant harm to landscape and visual resources |
| <p>Dr Paul W Lord</p> <p>07.08.14</p> <p>Objection</p> | <ul style="list-style-type: none"> - This revised proposal is now well separated from third party residential properties and is a significant improvement upon the previous application in this regard |

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|-----------------------------------|-----------------|------------------|--|---|
| | | | <ul style="list-style-type: none"> - Solar power is uneconomic without taxpayer subsidy and facility will increase electricity prices. The government also said sites like this should not be used for solar energy production. - Solar power is not clean energy | <ul style="list-style-type: none"> - Solar power is promoted by the Government through the ROC and FIT process. Other forms of electricity generation are also subsidised - Solar power is accepted as a renewable energy |
| <p>Mr & Mrs Jowett</p> | <p>28.08.14</p> | <p>Supporter</p> | <ul style="list-style-type: none"> - Application is consistent with international, national and local policy to reduce reliance on fossil fuels - Scheme will secure future of family run farm which provides local employment and is a valuable resource to the community - Scheme will allow for long term establishment of conservation grass sward, which is beneficial to local birds and insects - Comprehensive landscaping plan to screen distant or close views into the scheme - The site would be virtually silent in operation, with no noise detectable to local residents | <ul style="list-style-type: none"> - Support noted |
| <p>Mr & Mrs Chelu</p> | <p>14.08.14</p> | <p>Objection</p> | <ul style="list-style-type: none"> - Concerned that many people on holiday will be denied the opportunity to | <ul style="list-style-type: none"> - There has been adequate time for the community to comment with residents informed |

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| <p>Lady Lucy Pleydell-Bouverie</p> | <p>21.08.14</p> | <p>Objection</p> | <p>comment:</p> <ul style="list-style-type: none"> - Notes that the modification means not as many views into the solar farm can be seen from previous vantage points. However, the resident suggests that a further layout revision would create virtually no views from vantage points. - Plan provided suggesting the relocation of a southern section of the panels to the north east of the site. - Residents are also disappointed photomontages were not included showing views from the previously mentioned vantage points. - Significant visual impact on local landscape and AONB. Objector against prime arable land becoming a brownfield site when more appropriate sites are available. Suggests amended scheme has doubled in size since last application was withdrawn. | <ul style="list-style-type: none"> - through both the Council's standard procedure and additional correspondence/leaflets from British Solar Renewables/Savills - This revised scheme has been revised in line with previous comments received from the parish council and planning officer - The photomontages from a variety of viewpoints are presented in ES appendix 6.1, part 3, figures 16.19 onwards |
| <p></p> | <p></p> | <p></p> | <p></p> | <ul style="list-style-type: none"> - Disagree – the site is an appropriate location outside the AONB and would not result in an unacceptable impact upon the AONB, surrounding countryside or vistas. The conclusion to the landscape and visual chapter of the ES is that the landscape in the study area can accommodate this development without causing significant harm to landscape and visual resources - The proposal is located so as to benefit from an available grid connection point, and is a temporary use which would not result in the permanent loss of agricultural land. Grazing of animals can continue even whilst the solar farm is in operation |

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| <ul style="list-style-type: none"> - The amended scheme is smaller than the previous scheme as evidenced by the peak generation capacity which has reduced from 16.07 MW to 14.3MW. Please also note that the revised proposals include a temporary construction and unloading area within the planning application red line area whilst the previous proposals did not, this means that the site areas are not directly comparable. | | | |
| <ul style="list-style-type: none"> - As stated above, the modification results in a smaller solar farm with an output of 14.3MW rather than 16.07MW - The hedge planting will provide some mitigation from the time of planting, with this improving with time. | <ul style="list-style-type: none"> - This modification is unacceptable because it covers a greater area and is just as visible from surrounding areas. The delayed hedge planting will provide minimal screening. | <p>20.08.14</p> <p>Objection</p> | <p>Mr & Mrs Cookson</p> |
| <ul style="list-style-type: none"> - The conclusion to the landscape and visual chapter of the ES is that the landscape in the study area can accommodate this development without causing significant harm to landscape and visual resources - As stated above, the modification results in a smaller solar farm with an output of 14.3MW rather than 16.07MW; and the amends have been made to reduce the visibility of the proposed solar farm by removing panels from the steeper, more visible parts of Bake Farm to the more level, upper areas. | <ul style="list-style-type: none"> - Development will be visible from Chalke Valley, from elevated points and footpaths, spoiling views toward Salisbury. - The amended plan is even more unacceptable, on more elevated land and larger in scope. | <p>20.08.14</p> <p>Objection</p> | <p>Mr Hodgson</p> |

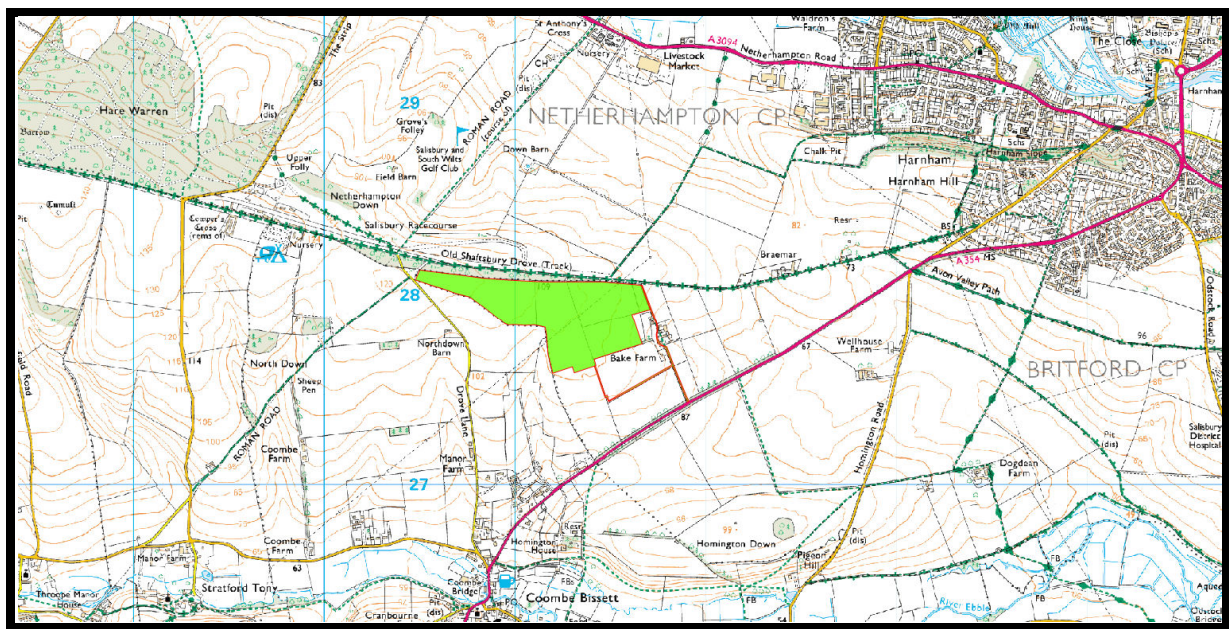
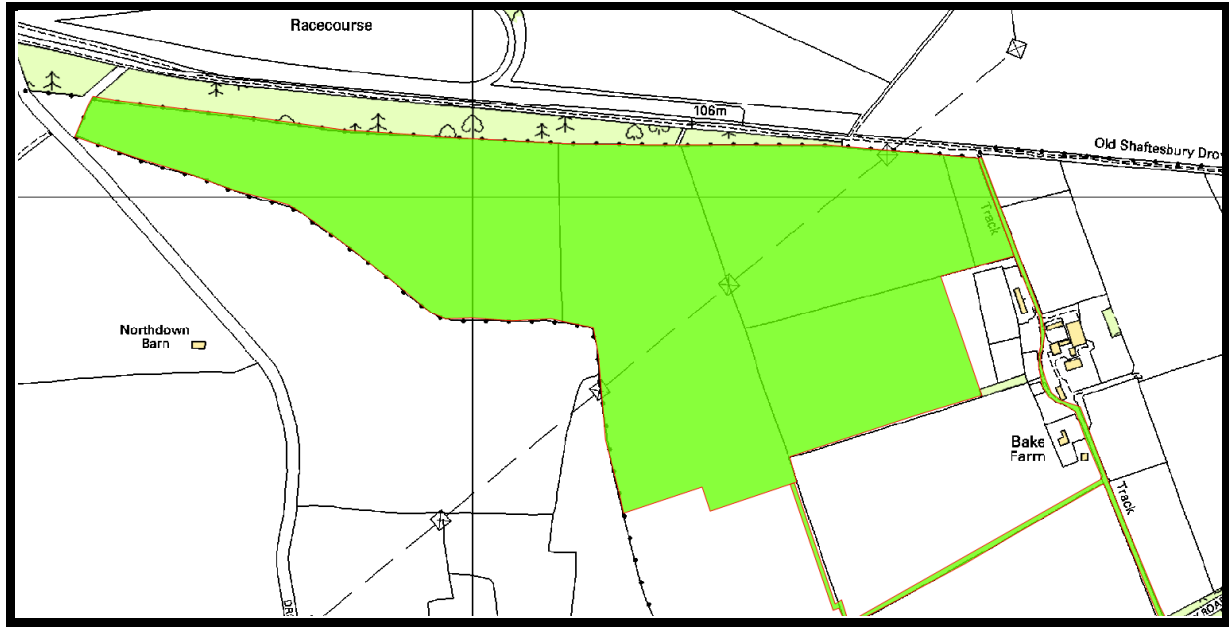
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| <p>Mr Horsley</p> <p>12.08.14</p> <p>Objection</p> | | <ul style="list-style-type: none"> - Proposal will destroy rolling countryside. | <ul style="list-style-type: none"> - Disagree – the site is an appropriate location outside the AONB and would not result in an unacceptable impact upon the AONB, surrounding countryside or vistas. The conclusion to the landscape and visual chapter of the ES is that the landscape in the study area can accommodate this development without causing significant harm to landscape and visual resources - The proposal is a temporary use which would not result in the permanent loss of agricultural land. Grazing of animals can continue even whilst the solar farm is in operation. |
| <p>Ms Martha Pleydell-Bouverie</p> <p>21.08.14</p> <p>Objection</p> | | <ul style="list-style-type: none"> - Adjacent to AONB and properties, visible from most areas and now extending to 44ha on prime agricultural land | <ul style="list-style-type: none"> - The amended scheme is smaller than the previous scheme as evidenced by the peak generation capacity which has reduced from 16.07 MW to 14.3MW. Please also note that the revised proposals include a temporary construction and unloading area within the planning application red line area whilst the previous proposals did not, this means that the site areas are not directly comparable. - Disagree – the site is an appropriate location outside the AONB and would not result in an unacceptable impact upon the AONB, surrounding countryside or vistas. The conclusion to the landscape and visual chapter |

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| <p>Countess of Radnor</p> | <p>21.08.14</p> | <p>Objection</p> | <ul style="list-style-type: none"> - Amended proposal has increased in size, which will ruin beautiful countryside and have impact on neighbouring properties - Painting of security fences etc will not change their industrial nature and newly planted hedges will not screen this development, even when mature. - Greenfield site and should be on brownfield site, productive arable land should be used for crops. | <p>of the ES is that the landscape in the study area can accommodate this development without causing significant harm to landscape and visual resources</p> <ul style="list-style-type: none"> - The proposal is a temporary use which would not result in the permanent loss of agricultural land. Grazing of animals can continue even whilst the solar farm is in operation. - See above |
| <p>Dr & Mrs Willis</p> | <p>19.08.14</p> | <p>Objection</p> | <ul style="list-style-type: none"> - Other BSF developments are significantly smaller in size and only one is on poor agricultural land. Grade 3 agricultural land should be avoided, as stated in Government guidance. - Development adjacent to AONB and close to some dwellings, visible from the A354 and elevated areas. | <ul style="list-style-type: none"> - See responses above - A detailed noise assessment was submitted with the ES at appendix 3.2 to chapter 3, this concludes that: <ul style="list-style-type: none"> - <i>it has been demonstrated that the predicted specific noise associated with the inverter units will be at least 10 dB or more below the measured background noise level at the</i> |

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| <p>Mr and Mrs Simmonds</p> | <p>27.08.14</p> | <p>Objection</p> | <ul style="list-style-type: none"> - Concern about noise from transformers and huge visual impact on area. Maturing of new hedgerows will take 12-15 years - development is not appropriate in this area of - unique outstanding natural beauty and it would be totally out of keeping with the village and its surroundings. - The industrialisation of a working, agricultural farm is the height of folly when there are many Brownfield sites that offer less impact on the countryside. | <p>identified noise sensitive premises and as a result the noise from the PV solar farm is unlikely to be significant or detectable at nearest noise sensitive properties. As a result, no significant noise impact is expected, complaints are proven as unlikely and this development should not be refused for reasons of noise impact.</p> <ul style="list-style-type: none"> - See responses above |
| <p>Dr Jowett and Roger Hewett</p> | <p>26.7.14</p> | <p>Support</p> | <ul style="list-style-type: none"> - Appropriate location as site not widely visible - Concerned about environmental impacts of electricity generated from fossil fuels - Supports solar power - Notes that electricity demand continues to increase | <ul style="list-style-type: none"> - Support noted. |

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14/06864/FUL – Land to the West of Bake Farm Buildings, Coombe Bissett SP5 4JT



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Report To The Area Planning Committee

Report No. 2

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|----------------------------|-------------------------------------|
| Date of Meeting | 16 th October 2014 |
| Application Number | 14/07557/FUL |
| Site Address | 10 Ventry Close, Salisbury, SP1 3ES |
| Proposal | Erect 3 Bedroom Dwelling |
| Applicant | Mr. P. Hughes |
| Town/Parish Council | Salisbury City Council |
| Ward | St Marks and Bishopdown |
| Grid Ref | 414995 130790 |
| Type of application | Full Planning |
| Case Officer | Becky Jones |

Reason for the application being considered by Committee

Cllr. Moss has called the application to committee for Members to consider the scale of the development, visual impact on the surrounding area, relationship to adjoining properties, design and car parking.

1. Purpose of Report

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

2. Report Summary

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

- Principle of the development and the fallback position (permitted development rights for development in the garden)
- Siting, materials, scale, design and impact on the character of the area
- The impact that the proposal would have on residential amenity
- Archaeology and Trees
- Slope stability and subsidence
- Affordable Housing and Public Open Space
- Highway Safety

3. Site Description

The site is located on the west side of St Mark's Avenue in the garden of 10 Ventry Close. The site is currently part of the applicant's garden and is positioned to the north east of the house behind a retaining wall to Ventry Close. The existing dwelling (No 10) is two storey and has garden areas to the front, rear and side, enclosed to the south and east by a retaining wall.

A number of large, mature trees lie on the north boundary of the site. Some have been recently removed. A belt of protected trees (TPO 124) lies to the north and beyond the boundary is Tower Mews. Nos 1-3 Ventry Close lie to the south and Grange Gardens lie to the east. The rear gardens for 8,9 and 10 Ventry Close lie to the west.

The existing dwelling lies within the Housing Policy Boundary for Salisbury in an Area of Special Archaeological Significance.

4. Planning History

S/1995/1271 Form new access to St mark's Road and La Retraite School and erect 10 new dwellings (resite plots 1-5)
Approved 25/10/1995

5. The Proposal

- The applicant is seeking to erect a three bedroom dwelling on the site, with access from Ventry Close. Parking for two vehicles would be provided off street, beneath the dwelling and the accommodation would be sited on the ground floor and within the roof.
- A timber retaining wall (about 1-1.5m in height) would be provided on the north boundary, with a number of replacement trees.
- A timber retaining wall (about 0.6-0.9m in height) would be provided on the west boundary, with a raised flower bed.
- A patio would be provided to the south, with a further retaining wall (0.9-1.4m in height).
- Steps up the dwelling would be provided from Ventry Close and a balcony would provide access to the front door.
- The dwelling would be oak timber clad above a brick plinth wall. Roof tiles would be clay.
- One east facing dormer window is proposed to serve the master bedroom. Easy and west facing rooflights would be above head height.

6. Planning Policy

National Planning Policy Framework (NPPF) 2012 and National Planning Practice Guidance

This Framework sets out the Government's planning policies for England. It encourages housing in sustainable locations, subject to any significant harm caused by development.

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. These policies are therefore considered to carry significant weight.

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

G2: General criteria for development, G5 Drainage
G9 Section 106 Agreements and planning obligations
D2 Design of infill development
H16 Housing Policy Boundary
TR11: The provision of off street car parking spaces
R2 Public Open Space

South Wiltshire Core Strategy:

Core Policy 3 Affordable Housing

Emerging Wiltshire Core Strategy

7. Consultations

Highways – no objection subject to conditions
Trees – no objection subject to conditions
Archaeology – no objection
Drainage – no objection subject to conditions

8. Publicity

This application was advertised via site notice and letters of consultation. The case officer has visited 2 Tower Mews by invitation. 24 letters of objection/comment (from all neighbouring properties) have been received, including a letter from local agent representing views of residents with diagrams. The accuracy of the diagrams has been challenged by the applicant.

In summary, the grounds of objection relate to the following:

- Ventry Close is subject to a restrictive covenant (Officer note – this is not a material planning consideration, but a private, legal matter.)
- Site and surroundings liable to ground subsidence following soil removal, potential for structural damage.
- Overlooking, disturbance, overshadowing, loss of light, loss of privacy, too dominant and prominent. Intrusive. Impact on adjacent balconies.
- Does not respect or enhance the character of the area due to design, materials and layout. Out of keeping with other dwellings. Too close to boundary. Cramped site, small plot. Tandem development.
- No front drive or parking, not set back and not 4/5 bedroom dwelling so out of character with other dwellings. Plot too small and conservatory for No 10 not shown.
- Difficult elderly/disabled access via stairs.

- Visual impact on entrance to Ventry Close – imposing and loss of open character at entrance to Close.
- Detrimental to highway and pedestrian safety - blind bends and no sightlines and opens directly onto pavement. Insufficient visitor parking. Busy with 2 schools nearby. No room for refuse bins. Impact due to contractors' vehicles during construction. No layby. Cars forced to park on pavement. Gradient of garage access will require speed, difficult access in snow. Garage will clash with driveway opposite.
- Loss of protected trees, impact on existing trees and roots and pressure to prune/remove. Plants will not grow on the north boundary.
- Question validity of sunlight calculations.

9. Planning Considerations

9.1 Principle of the development and the fallback position (permitted development rights for development in the garden)

The National Planning Policy Framework supports a presumption in favour of sustainable development, but specifically excludes gardens from the definition of previously developed land and such development can be resisted by Local Planning Authorities where it could harm an area.

Policy G2 sets out the General Criteria for Development. Development should avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings, to the detriment of existing occupiers.

Policy H16 sets out the policy criteria for development *within* housing policy boundaries. Infilling, small scale development and redevelopment will be permitted within the Housing Policy Boundaries. The policy will be subject to the following criteria:

- (i) the proposal will not constitute tandem or inappropriate backland development;
- (ii) the proposal will not result in the loss of an open area which makes a positive contribution towards the character of the settlement; and
- (iii) the proposal will not conflict with the Design Policies of the Plan.

Gardens are excluded from the definition of previously developed land. However, new residential development within the housing policy boundary (including gardens) is acceptable in principle, subject to the other detailed considerations in the housing and design policies set out above.

Householder permitted development rights are set out in Town and Country Planning (General Permitted Development) Order 1995 and amended by the by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 and the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. Part 1 of Schedule 2 to the 1995 Order sets out the permitted development rules concerning development a householder may undertake to their house and the area around it without the need for an application for planning permission.

The permitted development rights for Ventry Close were not removed under the 1995 approval. Therefore, without the need for *planning permission*, No 10 could cover up to half its garden area with outbuildings (so long as they do not come beyond the *front* of the house) up to 4 metres in height for pitched roofs provided they are at least 2 metres from the boundary. This provides a fallback position for considering the impacts of the proposal and the principle of developing in the garden.

9.2 Scale, design and the impact of the proposal on the character and appearance of the surrounding area

The site is within the settlement boundary and is acceptable in principle under saved Policy H16. Policy D2 sets out the criteria for infill development, which must respect or enhance the character or appearance of an area in terms of the following criteria: *Proposals for infill development will be permitted where proposals respect or enhance the character of appearance of an area in terms of the following criteria:*

- i) The building line, scale, of the area, heights and massing of adjoining buildings, and the characteristic building plot widths;*
- ii) The architectural characteristics and the type, colour of the materials of adjoining buildings; and*
- iii) The complexity and richness of materials, form and detailing of existing buildings where the character of the area is enhanced by such buildings and the new development proposes to replicate such richness.*

The plans indicate a one and a half storey dwelling in height, with two floors, and a “basement” level garage underneath the accommodation. The dwelling would be sited to the north east of the existing property at 10 Ventry Close. Therefore, the plot is neither tandem nor backland, in accordance with Policy H16.

The resultant plot size for the new dwelling is small and cramped when compared to *some* plots in the vicinity. However, other plots in Ventry Close are also small (eg No 6 and No 7) and so it may be difficult to defend a refusal reason on the grounds that the site would be uncharacteristically small compared with *all* the plots in Ventry Close, as plot size appears to vary considerably.

Whilst the garden area drops in level in this part of the site, it is still located in a prominent position at the entrance to Ventry Close, well above pavement level. Officers have carefully considered objections relating to design and prominence, on the grounds that the proposed oak clad design is completely different to other dwellings in the Close. The style in Ventry Close is very mixed. Materials include brick, render, stone and Tudor style detailing, but in general, all the dwellings are large, detached two storey family homes. For this reason, officers considered that the approach taken to give the dwelling the appearance of a converted outbuilding in the garden of No 10 was appropriate, as it ensured that the new dwelling would not compete with the very different but distinct styles of Ventry Close. The development is likely to have the appearance instead of a converted outbuilding and not a competing 5 bed two storey property in a small plot. Several third parties have objected on the grounds of loss of an open area at the entrance to Ventry Close, and

the prominent position of the site. However, with regards the fallback position above, a refusal based on the loss of the open garden area may be difficult to justify.

Given the large size of buildings in Ventry Close, some are very close together (eg Nos 6,7 and 8, 9 and 10) with very narrow spaces separating them. Although the proposed dwelling is not set back from the road down a drive, it would have some space around it, particularly to the south, so the development is not considered harmful to the existing character of the area in this respect.

The applicant has provided a section drawing showing the height of the dwelling in relation to Tower Mews and Ventry Close (widened east elevation). It shows that the 7.6 metre tall dwelling would be set almost 0.5 metres lower than the boundary fence plinth and would not be taller than these properties. The scheme is considered acceptable in terms of height and massing.

For these reasons, the proposed dwelling is considered to have the appearance of a converted outbuilding, which would respect the existing character of the area and would comply with Policy H16 and D2.

9.3 The impact on residential amenity

Policy G2 of the Local Plan seeks to ensure that development would avoid *unduly* disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of the occupiers. Neighbours of properties adjacent to the site have objected on these grounds.

The applicant has submitted a series of sunlight/daylight diagrams, which are intended to demonstrate the impact of the proposed building on adjacent residential properties. This evidence is referred to in more detail below.

Tower Mews: These are three storey properties to the north of the site. They are set back from the boundary with 10 Ventry Close by approximately 12 metres (maximum garden length from wall to fence) and separated by their rear gardens. The proposed development would lie between 2.8 and 1.4 metres south from the boundary with Nos 2 and 3 Tower Mews respectively. The proposed building would be about 7.6 metres in height from the ground floor level to the roof apex and almost 0.5 metres lower than the boundary fence plinth level.

Previously, a belt of trees (see photos) formed the north boundary between the two sets of properties. These trees extended to approximately 8.8 metres in height. The removal of the trees has significantly improved the outlook from the windows of these properties south towards the city and also increased light levels reaching the properties. The occupiers have objected to the encroachment that they perceive from the proposed development. However, it is considered that as the north elevation of the property will present a 7.6m structure (6.6m when set 1 metre below ground level) with a fully pitched roof, light levels and outlook should be improved in comparison with the previous scenario created by the tree belt.

The applicant has submitted a standard sunlight report which examines the potential effects on daylight and sunlight due to the proposed development, in accordance with the guidelines in the BRE report "site layout planning for daylight and sunlight Edition 2011." The results show that any loss of daylight and sunlight to the existing buildings will be small and is classed as a negligible impact. The proposed development also appears to pass the overshadowing test, apparently exceeding the minimum required levels of sunlight to all the surrounding gardens at the equinox (March 21st, as recommended by the BRE guidelines). Conversely, the exercise was repeated with the inclusion of the evergreen trees that were subsequently removed, and the diagrams show that the previous trees had a detrimental impact on the sunlight and daylight to the grounds floor rooms of 2 and 3 Tower Mews.

The outcome of the applicants report mirrors the conclusions of officers. Given the orientation of the building and plot to other adjacent dwellings and garden areas, and taking into consideration the differences in levels between the application site and adjacent gardens and buildings, It is considered by officers that any overshadowing caused as a result of the development is unlikely to be so significant or harmful to surrounding amenity as to warrant a refusal on the grounds of loss of sunlight or overshadowing to the properties or gardens of Tower Mews.

Several occupiers have raised the issue of overlooking and loss of privacy. However, there are no proposed windows on the north elevation of the proposed dwelling, and first floor rooflights on the proposed east and west elevations would be above head height, to prevent direct or oblique overlooking. The proposed dormer on the east elevation would enable a degree of oblique overlooking towards 1 Tower Mews. However conifer tree T3 is retained and provides a significant screen between the development and 1 Tower Mews. It is therefore unlikely that the occupiers of 1 Tower mews would be unduly overlooked.

Occupiers feel that the proposed dwelling is too close, and dominant in relation their rooms, (arranged over three floors) balconies and gardens. However, the dwelling extends to 7.6m in height, 8.8m in width and the eaves are approximately 3.4 metres above ground level. Given that the roof is fully hipped, the building is not considered to be overpowering or unduly dominant in relation to properties in Tower Mews. Furthermore, the proposed development would be set at a lower level than these properties (almost 0.5 metres measured at the boundary fence plinth), which would further reduce its visual impact.

Whilst occupiers of No 1 and No 4 Tower Mews would be aware of the development, the proposed dwelling is not sited directly in line with the garden boundaries for No1 or No 4. There would be an oblique relationship between the properties, and therefore, whilst there would be some impact on outlook, existing amenities would not be *unduly* disturbed.

Ventry Close: Nos 1, 2, 3 and 9 would be affected by the development. The front walls of Nos 1-3 would be separated from the south elevation of the proposed dwelling by approximately 16, 25 and 30 meters respectively. The proposed dwelling would be at a higher level than these dwellings and the south elevation windows would face towards the fronts of these properties. However, the proposed dwelling would be set back behind No 10 Ventry Close, which also has front and side

windows facing towards these properties. The relationship between the proposed unit and Nos 2 and 3 would be oblique, as these houses face more directly towards No 10, which is closer to them. However, No 1 would be more directly affected, given the proposed south elevation windows and dormer window. The dormer window would be at an extremely oblique angle in relation to No 1, and would not result in direct or undue overlooking. The south elevation windows would be at least 16 metres away from the front of No 1 and would not overlook private areas of the house. This relationship is considered to be acceptable on balance, given the physical separation between the two houses, including Ventry Close itself. The proposed dwelling would be at a higher level than No 1, but would be set back behind and lower than No 10. This would reduce the feeling of dominance.

No 9 Ventry Close would not be directly overlooked by the development and it is considered to be sufficiently distant, being separated by the remaining width of garden for No 10 which would be about 13 metres wide. The proposed rooflights would be above head height. The development would not affect light levels reaching this property given the separation.

Nos 1 and 12 Grange Gardens are considered to be sufficiently separated from the development by about 30 metres and by St Mark's Avenue for occupiers not to be unduly disturbed in terms of dominance or undue or direct overlooking.

Indeed, in officers opinion, the new dwelling is likely to have the most significant impact on the existing dwelling and garden at 10 Ventry Close, and likely to result in some overshadowing and overlooking to the rear garden area, and lead to occupiers of No.10 having a reduced level of privacy.

In summary, no objection is raised under Policy G2, because whilst there would be some direct impact on the outlook of the occupiers of 2 and 3 Tower Mews and a degree of overlooking towards the front of No 1 Ventry Close, the proposal is not considered to be sufficiently harmful to amenities to warrant refusal. The fallback position for outbuildings on the site and the improvements likely to arise in outlook and light levels, given the removal of the boundary trees are considerations. Physical separation distances and orientation between properties are further mitigating factors. On balance, the development is not considered to unduly disturb existing amenities sufficiently to warrant refusal under Policy G2.

9.4 Impact on highway and pedestrian safety

Policy G2 (ii) seeks to ensure that development would avoid placing an undue burden on existing or proposed services and facilities, the existing or proposed local road network or other infrastructure.

The highways officer has commented as follows:

I previously dealt with this proposal at pre-application stage which involved a site meeting and several revised drawings before achieving a scheme that I was generally satisfied with. Ventry Close serves a small number of dwellings and, due to the nature and alignment of the road, traffic speeds passing the site are low. A

suitable pedestrian / vehicle inter-visibility splay will be provided and in this location on-site turning is not required. The proposed access is positioned at the most appropriate location to maximise the sight line towards the junction. The proposed parking allocation is acceptable in line with the current parking standards and the garage is of sufficient size to allow an element of storage together with the parking for 2 vehicles. In view of the above, I wish to raise no highway objection subject to conditions being applied to any permission granted.

The proposal is therefore in accordance with Policy G2.

9.5 Archaeology and Trees

Archaeology - The archaeologist considers that on the available evidence, it is unlikely that significant archaeological remains would be disturbed by the proposed development.

Trees – Many of the trees on the north boundary of Ventry Close are protected by Tree Preservation Order 124. The trees were shown as clusters on the original layout plans for Ventry Close as approved under S/1995/1271. Some of the trees were permitted to be removed as part of the conditions for the permission, subject to their replacement. The tree officer was concerned about the potential impact of the development on nearby trees to the north. The need to protect these trees and their root zones would affect the size of the area available for development within the garden. Given the tree protection order, the arboricultural officer requested a tree survey for the proposal. He has considered the Tree Survey, Arboricultural Impact Assessment and Tree Protection Scheme for the proposed development. He is satisfied with the information provided, and has no objection to the proposal as long as it is carried out in accordance with the Arboricultural Report.

9.6 Drainage

The drainage officer has raised no objection to the scheme, subject to a sustainable surface water disposal condition (SUDS).

9.7 Slope stability and subsidence

This issue has been raised by third parties. Members will note from the drawings that retaining walls are proposed, which suggests that issues of stability have been considered by the applicant as part of this scheme. Officers have no contrary technical evidence before them to suggest that such retaining structures would not work or would not meet Building Regulations requirements. As a result, this is considered to be a civil and structural engineering and building control issue.

9.8 Public Open Space and Affordable Housing

The developer would be required to contribute £1,726 towards public open space provision under Policy R2, via a Section 106 Agreement.

Core Policy 3 of the South Wiltshire Core Strategy currently sets out a requirement for affordable housing contributions on all sites with a net gain of 1-4 dwellings. However, a revised housing policy has been prepared for the Wiltshire Core Strategy which recommends that on sites of 1-4 dwellings there will be no affordable housing contribution required. This is the policy which will now be implemented on planning applications and pre-app enquiries submitted from 28th February 2014 onwards, and there will **no longer be a requirement for such a contribution to be made in respect of this application.**

Although this policy has not yet been adopted or been subjected to scrutiny through the Strategy process, it does define the Council's intended direction of travel on affordable housing based on up to date evidence. This will remain the Council's position unless the revised policy is latterly found by the Strategy Inspector to be unsound. In these circumstances the Council will review its position again.

10. Conclusion

The development would affect the existing character of Ventry Close, resulting in an elevated building, readily visible in the street scene, which would differ in its design to the other existing dwellings, which are of a modern yet similar visual appearance. The proposed development would have the appearance of a converted outbuilding, so as not to compete with the varied styles and materials found in Ventry Close. Whilst the building would be visually prominent, and utilise a large area of existing open garden area, the refusal of the scheme on this basis may be difficult to defend given the significant development of the garden area which could occur under current permitted development rights.

The potential impact on neighbouring amenities (including the potential for loss of light, dominance and overlooking) has been fully considered. Whilst the third party concerns have been noted and considered, given the difference in levels and positioning between garden areas and dwellings, in officers opinion, such impacts would be acceptable on balance and not sufficiently harmful to warrant refusal. Similarly, issues surrounding trees, drainage and highway safety have been fully considered and in officers opinion, would be acceptable, subject to conditions.

RECOMMENDATION: APPROVE 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. (WA1)

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 listed in schedule. (WM14)

Site Plan SITE/01 dated 23/7/14 received 5/8/13

Lower Ground Floor Layout LGF/01 dated 23/7/14 received 5/8/13

Ground Floor Layout GF/01 dated 23/7/14 received 5/8/13
First Floor Layout FF/01 dated 23/7/14 received 5/8/13
North Elevation ELEV/01 dated 23/7/14 received 5/8/13
East Elevation ELEV/03 dated 23/7/14 received 5/8/13
Widened East Elevation ELEV/05 dated 23/7/14 received 5/8/13
South Elevation ELEV/02 dated 23/7/14 received 5/8/13
West Elevation ELEV/04 dated 23/7/14 received 5/8/13
Arboricultural Impact Assessment and tree Protection Scheme dated
12th September 2014, received 13/9/14

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

3. No development shall commence on site until details and samples of the materials to be used for the external walls and roof of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (WB1)

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

4. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. There shall be no burning of waste materials on site during construction or demolition

REASON: In the interests of residential amenity

5. The development hereby permitted shall not be occupied until the driveway between the edge of carriageway and the garage door 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.

6. No part of the development hereby permitted shall be occupied until the access and parking spaces/garage have been completed in accordance with the details shown on the approved plans (Ref: SITE/01). The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

7. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until surface water drainage has been constructed in accordance with the approved scheme.

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

8. The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment and Tree Protection Scheme to BS

5837:2002, by Tree Reports Ltd, dated 12th September 2014. The four replacement trees shall be planted in accordance with BS 8545:2014 before there is any occupation of the dwelling.

REASON: To prevent damage or inappropriate work being undertaken to protected trees and in the interests of visual amenity.

9. 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 or extensions or external alterations (including insertion of any windows, dormer windows or rooflights) to any building forming part of the development hereby permitted.

10.

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.

In formatives

(WP23) The applicant is advised of the need to submit plans, sections and specifications of the proposed retaining wall for the approval of the Highway Authority in accordance with Section 167 of the Highways Act 1980.

(For information, this relates to retaining walls which are wholly or partly within 4 yards (3.65metres) of a street and which is at any point of a greater height than 4'6"(1.40 metres) above the level of the ground at the boundary of the street nearest that point.)

14/07557/FUL – 10 Ventry Close, Salisbury SP1 3ES



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Report To The South Area Planning Committee

Report No. 4

| | |
|----------------------------|---|
| Date of Meeting | 16 October 2014 |
| Application Number | 14/06726/OUT |
| Site Address | Farmer Giles Farmstead, Teffont, Salisbury, Wiltshire, SP3 5QY |
| Proposal | Demolition of some existing buildings and cessation of business. Erection of a dwelling all matters reserved save for access, scale and siting. |
| Applicant | Mrs M Corrie |
| Town/Parish Council | Teffont |
| Ward | Nadder and East Knoyle |
| Grid Ref | 398481 132831 |
| Type of application | Full Planning |
| Case Officer | Andrew Guest |

Reason for the application being considered by Committee

The applicant is related to Councillor Tony Deane.

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that the application should be **APPROVED subject to the applicant entering into a planning obligation to provide for an off-site recreation (R2) contribution, and subject to conditions.**

2. Report Summary

The application seeks permission to cease the existing Farmer Giles Farmstead visitor attraction business, demolish buildings a car park and other paraphernalia associated with that business, and erect a single detached dwellinghouse.

The application has received support from Teffont Parish Council and five third parties, an objection from one third party, and comments from the Cranbourne Chase AONB group.

3. Site Description

The application site lies in 'open' countryside outside the Housing Restraint Area of Teffont and outside the Teffont Conservation Area. The site, Teffont and the surroundings lie within the Cranbourne Chase Area of Outstanding Natural Beauty.

The site itself mainly supports the Farmer Giles Farmstead visitor attraction. This comprises a number of contemporary agricultural buildings (used to display agricultural artefacts and to provide a cafe, souvenir shop and other facilities), incidental paraphernalia including a play area, a large visitors' car park, and small paddocks/enclosures for farm animals. In addition there are three holiday log cabins, a stored (not occupied) mobile home, stabling for the applicant's horses, and a horse exercise arena. The Farmer Giles Farmstead visitor attraction is presently

open, but on an ad hoc basis. The use has not been 'abandoned' for planning purposes.

The site gently rises from east to west (away from the public highway and site access). It also rises from approximately its centre line to the north and to the south. The existing buildings 'sit' in the central hollow created by these changing levels.

The site supports various trees, tree lines and tree groups. Most notable are a central group at the back of the existing car park which largely screen views to the land beyond, and a planted line of tall trees running just inside the northern edge of the site.

Beyond the site to its south-east side is a large farmyard in separate ownership supporting mainly contemporary farm buildings. On all sides of the site (and also beyond this adjoining farmyard) is open countryside. Teffont village lies to the south, its defined Housing Restraint Area boundary approximately 250m away at its closest point.

An extract from the local plan map showing the various designations follows:



4. Planning History

The Farmer Giles Farmstead has been the subject of many applications over the years. Notable applications include the following:

S/1987/0586 – “Erect agricultural building partly to incorporate viewing area for public to see working farm, to form car parking and improve vehicular access” - approved 01/07/87 - (this appears to be the earliest approval relating to the use of the site as a visitor attraction)

S/1988/1497 – “use of land as picnic/recreation area, provision of tea room, construction of toilet block, extension of building to form entrance lobby” – approved 12/10/88

S/1989/0819 – “change of use of part of building used in connection with farmer giles farmstead for the sale of tickets and as a shop” – approved 08/08/89

S/1989/0820 – “Make alterations to and change use of building approved under planning permission s/88/0134/tp for the display of agricultural machinery in connection with Farmer Giles” – approved 09/08/89

S/1989/0821 – “Extend area of tea room approved under planning permission - S/1988/1497” – approved 09/08/89

.....
S/1999/1927 – “Change of use to horse training area with erection of loose boxes” - approved 10/02/2000

S/2003/0727 – “Erect 3 holiday lodges” – approved 28/10/03

5. The Proposal

The proposal is to cease the farm attraction use and remove the majority of buildings, car parking areas and other paraphernalia associated with that use, and erect a single two-storey house with attached garage wing. The application is in outline form with all matters reserved except access and scale.

Buildings to be removed comprise the reception/ticket office and the main farmstead exhibit building (which also contains the souvenir shop, cafe and toilets). The car park and stored mobile home would also be removed. All land under the removed buildings and car park would be restored to pasture, although with a driveway retained to serve the proposed dwelling.

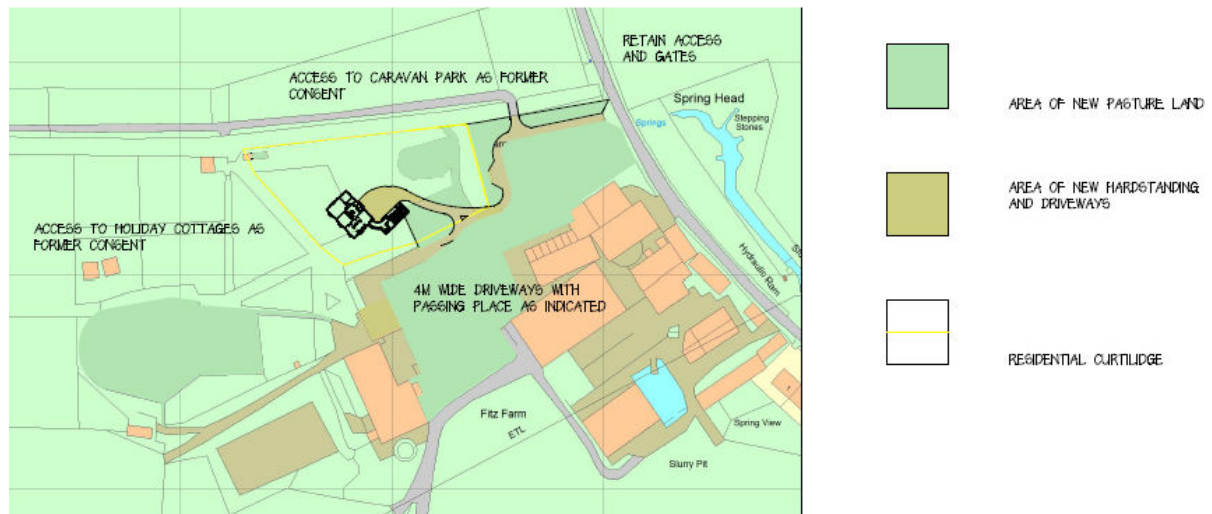


Plan showing buildings to be demolished

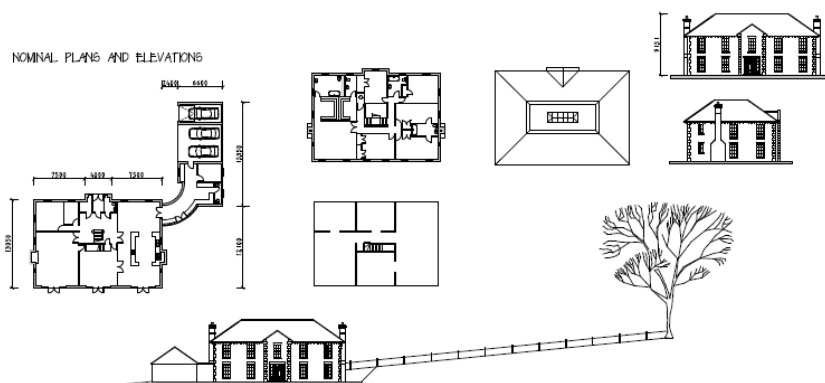
The proposed dwelling would be sited on presently open land to the north of the existing main exhibit building. Although an outline application, the scale parameters of the building are for consideration now. The drawings indicate a two storey house of some 600 sq m (including garaging), with ridge height of 9.2m. Siting is indicated to be approximately 100m from the public highway, beyond the central tree group which is indicated to be retained. In view of the change in levels across the site, the dwelling would be cut into the ground.

A driveway would be created to serve the dwelling. It would utilise the existing access to the visitor attraction. Width would be approximately 4m for the majority of its length.

One visitor attraction building would be retained to accommodate the applicant's horses.



Site Plan – Proposed



Indicative plans/elevations of proposed house

6. Planning Policy

South Wiltshire Core Strategy:
CP1 – Settlement strategy

Salisbury District Local Plan ('saved' policies):
G2 – General criteria for development
G9 – Planning obligations
H19 – Housing Restraint Areas
H23 – Undeveloped land outside HRA
C2 – Countryside
C4 – AONB

Emerging Wiltshire Core Strategy:
CP1 – Settlement strategy
CP3 – Infrastructure requirements
CP51 – Landscape

Other considerations:
Teffont Village Design Statement

7. Consultations

Teffont PC

Support subject to conditions.

Suggested special conditions based on local knowledge -

- Minimise the impact on the visual aspect / entry to the village.
- Minimise follow on applications which could significantly alter the character of the area.
- That this is a quid pro quo application and that several of the existing Farmer Giles Farmstead buildings will be removed.

Wiltshire Council Highways

Notes that the site lies within the AONB and is outside the Teffont housing boundary.

On the basis that the traffic relating from the proposed new dwelling would likely be significantly less than that generated by the visitor attraction use, no objection is raised in principle on sustainability grounds.

The cost of removing 'brown' signs for the visitor attraction must be met by the applicant.

Wiltshire Council Public Protection

No objection in principle. There is a good separation between the proposed site for the dwelling and the adjacent farmyard.

There is potential for disturbance from the adjacent campsite. This department has experience of investigating noise problems where residential properties that are not associated with a nearby campsite are impacted by noise from campers. It is reasonably foreseeable that should the house and campsite be owned by different people in the future then residents of the property may be disturbed by noise from the use of the campsite. It is therefore recommended that the occupation of the proposed residential property is tied to the use of the campsite through a condition.

Wiltshire Council Ecologist

The application is supported by an Extended Phase 1 Habitat Survey and Daytime Bat and Nesting Bird Survey (Sedgehill Ecology, July 2014). Appendix VIII contains the results of the inspection for bats and birds carried out in June 2014. The conclusions of the survey note that the buildings due to be demolished do not currently contain bats and from the description and photographs submitted it appears that the risk of bats occurring in the future is low. The development lies 1.6km from the Chilmark Quarries SAC which is notified for hibernating bats. Therefore although

the site is unlikely to provide roosting potential for these bats, it is within the foraging range of greater horseshoe, lesser horseshoe and possibly Bechsteins bats. Tree planting such as the line of beech trees along the northern boundary and around the car park could provide foraging habitat for these species and should therefore be retained as part of future plans for the site.

Two pairs of sparrows were found nesting in one of the buildings. New provision for nesting birds is proposed by way of bird boxes. The only other protected species which the consultant considered could be present on site, are reptiles and recommendations are provided to discourage these from occupying areas due for construction in advance of works taking place.

The description of the two ponds (one of which is reported to be filled) demonstrates that these hold little potential for great crested newts.

The intentions of the applicant / recommendations of the report regarding enhancement are noted: namely the provision of bats boxes, a wildlife pond and sowing of a chalk grassland wildflower mix immediately to the south of the line of beech trees. These measures for enhancement are welcomed but the range of calcareous wildflowers that succeed in the shade of the beech trees may be limited and it is suggested therefore that a less shaded position is found if possible.

A condition and informative are recommended in line with the Council's policies for retention of existing wildlife habitat / enhancement in the Local Plan (policy C13), core policy CP50 in the emerging core strategy as well as paragraph 109 and 118 of the NPPF.

Wiltshire Council Spatial Planning:

Objection - The proposal would result in the development of an isolated dwelling in the undeveloped countryside, which is not in accordance with national and local policy. It is not felt that adequate justification to deviate from this policy position has been provided.

The application is to be considered in the context of the NPPF, the adopted South Wiltshire Core Strategy (SWCS), the saved policies of the Salisbury District Local Plan (SDLP), and the emerging Wiltshire Core Strategy (WCS), the latter of which is now significantly advanced through the Examination process and therefore carries considerable weight.

The Farmer Giles Farmstead was, until its closure, a tourist attraction created through the diversification of the former farm and is therefore to be classified under D2 Assembly and Leisure use.

The site falls outside of the Housing Policy Boundary (HPB) of Teffont, and lies within the open countryside. Saved policy C2 of the SDLP sets out that development in the countryside will be strictly limited and only permitted where it would benefit the local economy and maintain or enhance the environment. WCS policy CP2 sets out that outside of the defined limits of development, proposals for development will only be permitted in exceptional circumstances, none of which would apply to the application proposals.

Paragraphs 4.4 and 4.5 of the supporting Planning Design and Access Statement quote parts of NPPF paras 28 and 55, with emphasis added to suggest that support should be given for the conversion of existing buildings in rural areas. However, from the application particulars submitted it does not appear that any conversions are proposed. When read in full, paras 28 and 55 are clearly not supportive of the application proposals, with particular reference to the need to avoid isolated homes in the countryside.

The applicant also maintains that the application site constitutes brownfield land. Whilst it is agreed that the proposed access to the dwelling would be on the previously developed car park area, the dwelling itself would be on open, undeveloped land.

The site is situated within the AONB where all developments are required to conserve the designated landscape and its setting, and where possible enhance its locally distinctive characteristics. The NPPF at para 115 confirms that 'great weight' should be given to conserving AONBs, which have 'the highest status of protection in relation to landscape and scenic beauty'. Emerging WCS policy CP51 requires that ... "proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP), or Stonehenge and Avebury Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies, and actions set out in the relevant Management Plans for these areas."

The supporting application documents do not demonstrate that the objectives, policies and actions of the Cranborne Chase & West Wiltshire Downs Management Plan have been considered in the preparation of the scheme proposals.

The applicant is of the view that demolition of a number of existing farm buildings, removal of hardstanding and the construction of a large residential dwelling will result in overall improvements to the landscape and visual setting of this part of the AONB, as well as a reduction in vehicle movements to and from the site.

Whether the existing use constitutes a significant detriment to the local environment will be key to the consideration of the application in this regard. The application is not supported by a Landscape and Visual Impact Assessment which would support the applicant's argument, and it appears that the smaller farm building which is visible from the road and proposed for demolition is single storey and quite rural in nature. Further evidence to support the argument that the existing buildings significantly visually unattractive or out of keeping with the countryside location would aid the applicant's argument. The area of hardstanding fronting the road is arguably more unattractive to the setting.

The site location plan (ref no. FGt/pa/02) submitted with the application shows only the land to the north of the farm complex within the red line boundary. It is understood that the proposed dwelling would be situated within this area.

It is acknowledged that if the farm attraction use were to cease there would be a reduction in the number of vehicle movements to and from the site.

It is accepted that the viability of the business on the wider site may be marginal. However, the site is in a sensitive location within the AONB and countryside which must be given the highest regard. In order to secure a lasting and beneficial solution for the site with mutual benefits for the landowner and local community a holistic planned approach to the entirety of the site is required, which would avoid piecemeal development.

Wiltshire Fire & Rescue Service

Recommends measures to improve safety and reduce property loss.

8. Publicity

The application was publicised by way of a site notice and letters to near neighbouring residential properties. Five third party representations of support have been received and one third party representation of objection. Comments have also been made by the Cranbourne Chase AONB group.

The support is summarised as follows:

- The underlying basis of the application – to ‘trade’ the visitor attraction and some associated buildings for a dwelling – is sound and in the interests of the village;
- The proposal would result in a visual improvement at the entrance to the village and within the AONB, subject to appropriate controls to ensure removal of existing buildings and hardstandings;
- Suggested siting for the dwelling is discrete;
- Reduction in traffic would benefit the village;
- An on-site dwelling would add security to the site and all remaining buildings/uses;
- A well-designed dwelling would cause no demonstrable harm to the environment, particularly if built in accordance with ‘green’ principles;
- Domestic curtilage must be defined;
- Retention of the lodges will allow visitors to continue to enjoy the area;

The objection is summarised as follows:

- The proposed house would be visible in distant views across the AONB; the suggested siting is on open land – not in place of the buildings to be demolished; the suggested siting and scale of the house is not sympathetic with the landscape or nearby stone cottages.

The Cranbourne Chase AONB group states the following:

The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles three County, one Unitary and five District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage. It is also

recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage and environmental capital. The AONB Management Plan (2009 – 2014) is a statutory document and it has been approved by the Secretary of State and was adopted by your Council early in 2009. The AONB and its Management Plan are material considerations in planning.

The National Planning Policy Framework states (paragraph 109) that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Furthermore it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 14 footnote 9, due to other policies relating to AONBs elsewhere within the Framework. It also states (paragraph 115) that great weight should be given to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas.

The site is in the West Wiltshire Downs landscape character area, and greater details of the landscape, buildings and settlement characteristics can be found in the Landscape Character Assessment 2003.

At first sight this application appears to be for a large residence in the open countryside and on a greenfield site. The Planning, Design and Access Statement admits that this is the policy situation and then sets out a number of points to seek a departure from policy. The Farmer Giles Farmstead appears to be a combination of agricultural, equestrian, and visitor facilities. The scale and nature of the visitor facilities appear to be compatible with AONB aims and objectives. The proposed closure of the visitor facility, with the exception of the caravans and holiday cabins, would constitute an economic loss to the AONB as well as the loss of a facility for visitors to learn about the countryside.

The barns and parking area of the Farmer Giles Farmstead are closely associated with the barns and farmyard of the adjoining farm to the extent that they appear to be a single group of agricultural buildings. The removal of the main Farmer Giles barn would have the effect of creating a gap in this buildings group leaving the barn containing the Farmer Giles equestrian facilities and the manège separated and somewhat isolated.

Although it is noted that the application is in outline only there is very little evidence in the Planning, Design and Access Statement to support the assertions being made there. The application also lacks detail in that significant elements in the continuing business use of the site are not clearly identified. For example, the holiday 'cabins' are not identified, neither is the access to them and the touring caravan site. The full extent of the blue line area is not shown.

The loss of the Farmer Giles Farmstead facility would impact on the rural economy of the locality. The issue of traffic in the village of Teffont does not appear to be supported by any data. Clearly the main access to the site is direct from the A303

with the return route directly to it, avoiding the village of Teffont itself. The reduction in traffic argument in connection with the village does need to be supported by data.

As already stated paragraph 14 of the NPPF does not, in an AONB, necessarily mean that development should be approved. Furthermore, to apply the presumption in favour of sustainable development, subject to existing policies and material matters, the proposed development does have to meet the criteria for sustainable development. Unfortunately the Planning, Design and Access Statement completely omits the section of the NPPF that relates to the rural environment.

Paragraph 5.1 of the Planning, Design and Access Statement encapsulates the policy situation. Paragraph 5.4 onwards outlining the proposal seems to oversimplify the situation. For example, it refers to the closure of the business but then refers in paragraph 5.12 to 'tourist use' remaining as would the existing mènage (sic) and these could lead to continued traffic issues. The operation of the manège for regular equestrian activities could lead to significant and regular horse lorry movements through the village which could, arguably, be more problematic than car traffic from visitors to the Farmer Giles facility. It is asserted that the parking area and items of children's play equipment harm the visual amenities of the AONB without any supporting evidence. Reference is also made to the 'vast majority of the buildings on the site would be removed' whereas it appears that two buildings only are proposed to be removed and the group of buildings incorporating the neighbouring farm appears to be the significant feature.

Leaving aside the technical issues of removal of the car park and restoring it as paddock, paragraph 6.6 seems to be overstating the situation by referring to the 'removal of a large number of utilitarian buildings' when it appears that two buildings are being proposed for removal. There is no source for the assertion that the car park is visually prominent.

The proposal is for a substantial property with associated garage block. It is sufficient in form and size to be referred to as a mansion rather than a house. The proposal appears to cut the proposed mansion into the ground, whilst providing significant tree planting. The planting and lowering of the building into the ground suggest the location would be visible in the rural scene. However, there is no landscape and visual impact assessment or appraisal to provide evidence for either the concept or the proposed mitigation.

If it is concluded that there are arguments in favour of the proposal despite the policy situation then the AONB would strongly recommend that a landscape and visual impact appraisal is necessary to inform the consideration of the impacts on the locality within the AONB and the practicalities of the proposed mitigation. For example, a number of the trees shown in the sketches of the building are of a very significant size that would take many decades to achieve. Such planting might be established through the transplanting of a significant number of semi-mature trees but that feature itself may be an alien element in the character of the landscape on this part of the downlands. The potential visibility of the proposed buildings should be objectively assessed along with the changes in the scene created by the removal of the two buildings identified in the application. The practicalities of removing the

existing car park and returning it to a paddock are likely to be costly, and, again, would need the involvement of appropriate professional skills.

To conclude, the AONB concurs that the policy situation appears to militate against the proposal. If, however, it is considered that there are arguments to support the proposal then the AONB recommends those arguments need to be supported by data and, in particular, a landscape and visual impact appraisal (as outlined above) by a professionally qualified landscape architect. It may be concluded that this proposal, in the heart of the AONB and with a complex of policy issues to overcome, should be subject to a fully detailed application. In such a situation the AONB would be interested not just in the impacts on visibility and tranquillity but also the use of renewable energy and the avoidance of light pollution (in line with our Position Statement on Light Pollution).

9. Planning Considerations

Principle

The first issue relevant to the consideration of this application is the principle of what is proposed.

Planning law requires local planning authorities to determine applications in accordance with the development plan, unless material considerations indicate otherwise. If the development plan contains material policies and there are no other material considerations then planning applications are required to be determined in accordance with the development plan. Where there are other material considerations, the development plan will be the starting point, and other material considerations should be taken into account in reaching the decision. Such considerations will include whether the plan policies are relevant and up to date.

Case law relating to material considerations states that *“in principle ... any consideration which relates to the use and development of land is capable of being a planning consideration. Whether a particular consideration falling within that broad class is material in any given case will depend on the circumstances”*, (Stringer v MHLG 1971). Material considerations must be genuine planning considerations - that is, they must be related to the development and use of land in the public interest. The considerations must also fairly and reasonably relate to the planning application(s) concerned, (R v Westminster CC ex-parte Monahan 1989).

In this particular case the application site lies within the countryside as defined in the development plan. Within the countryside there is effectively a presumption against new residential development unless, in particular, it is essential to support a rural enterprise or it is to provide affordable housing under limited circumstances. This approach is set out in 'saved' Policies C2 and H23 of the Salisbury District Local Plan which state that development in the countryside will be strictly limited and that undeveloped land outside defined areas (including Housing Restraint Areas) will be considered to be countryside where the erection of new dwellings will be limited to those providing accommodation in the terms set out above (policies CP3 (SWCS) and H27 then apply). The approach is carried through to Policies CP1 and CP2 of the South Wiltshire Core Strategy and the emerging Wiltshire Core Strategy, both of

which set out 'settlement strategies'. CP2 states that development will not be permitted outside the defined limits of development of the settlements within the strategy.

In essence a principal component of the proposal is to erect a house on this site in the countryside which is neither essential to support a rural enterprise nor to provide affordable housing under the limited circumstances allowed by Policy CP3. It follows that the proposal is not in accordance with the development plan and so, on face value, fails as a matter of principle.

However, it is considered that in this case there are 'material considerations' as defined above which do, exceptionally, 'tip the balance' away from the usual presumption against otherwise unacceptable development in the countryside. These material considerations are the visible improvements to the site and surrounding AONB resulting from the cessation of the existing use and the removal of the related operational development from the site; and the benefits to certain principles of sustainable development and the general tranquillity of Teffont, again, arising from the cessation of the existing use and the removal of its associated traffic (albeit reduced traffic at this time in view of the ad hoc way in which the attraction is currently operating). It is considered that the weight to be attached to these considerations as material considerations is sufficiently high to override the policy position. This is explained in greater detail in the following sections of the report.

AONB

The Countryside and Rights of Way Act 2000 states that "a local planning authority whose area consists of or includes the whole or any part of an area of outstanding natural beauty has power to take all such action as appears to them expedient for the accomplishment of the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty or so much of it as is included in their area"; and "in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty".

Saved Policy C4 of the SDLP states that "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". Policy C5 further states that small scale development proposals in the AONB will only be permitted where:

- "(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".

Policy C5 also requires regard to be had to the social and economic well-being of the area.

In this particular case the proposal is to cease the existing visitor attraction use and remove operational development associated with it. This includes demolition of two large contemporary buildings and removal of a car park and other related paraphernalia, and then the restoration of the land to pasture. In purely visual terms it is considered that restoration of the site in this manner would result in an enhancement in its appearance and the appearance of the wider landscape, and so fulfil the local planning authority's duties as referred to above.

The 'trade off' is the proposal to erect the dwelling on the site. Exceptionally this is considered acceptable in view of the overall improvements to the appearance of the site resulting from the restoration of the other parts of the site to pasture, this leading to net enhancement of the AONB. This is the first material consideration which tips the balance in favour of the proposal.

The dwelling would be sited at least in part on a more open part of the site (presently partly occupied by a children's play area, which would be removed). However, siting it here would not be harmful to the general openness of the countryside, the location being largely screened by the lie of the land and / or established tree and hedgerow planting, and close to the existing buildings in any event. Although indicated to be a large house, the 'footprint' would be significantly smaller than that of the buildings and car park area to be removed. Any views of the dwelling from highways or other public vantage points would be distant and glimpsed only, and would not be inappropriate if towards a suitably designed house. As this is an outline application the design shown in the application particulars is illustrative only. It is not considered critical to the determination of this application to have the detailed design of the house presented now; nor is it considered critical to have a landscape and visual impact assessment given the context of the site, as described.

Regarding the social and economic considerations, removal of the visitor attractive would inevitably result in the loss of a rural enterprise and related potential job opportunities. That said, the attraction is not considered to be a significant employer (particularly now it is operating on an ad hoc basis and so employing occasional part time staff only), and the visual enhancements stemming from the proposal are considered to outweigh the economic impacts in any event. This is considered further below.

To sum up on this issue, the enhancement to the AONB resulting from the overall 'package' of proposals is considered to be a material consideration which in this instance overrides the policy presumption against new residential development outside of defined housing areas.

Sustainability

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. It further states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to) "..... replacing poor design with better design" . More specifically, the NPPF states that to fulfil the principles of sustainability local planning authorities should promote the development and diversification of agricultural and other land-

based rural businesses; and support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. The NPPF further states in more general terms that local planning authorities should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

There are a number of issues to consider in relation to the application arising from these sustainability considerations. Firstly, the site lies in a more remote part of the countryside and so it is inevitable that the proposed dwelling would generate trips by car rather than public transport. This less sustainable outcome must be balanced against the likely significant drop off in car trips made historically by visitors to the farmstead attraction. WC Highways consider that the overall reduction in trips by car to and from the site resulting from the proposal means a better and more sustainable position in these terms, and so no objection is raised for this reason.

Secondly, the proposal would result in the loss of a rural enterprise. This is unfortunate, although it is not considered that the farmstead necessarily made a significant contribution to the rural economy in any event. Furthermore, by virtue of the visual impact of the farmstead (and in particular its large car park at the front of the site) it is not considered that it necessarily satisfied the NPPF test requiring economic development to be respectful of the countryside. Nor is it considered that the location of the site, close to the edge of a village accessed via relatively narrow lanes, was necessarily suited to this form of enterprise which is dependent on car and coach borne visitors. On balance, it is, therefore, considered that the loss of the enterprise in this particular case would not conflict with the economic aspirations of sustainability policy.

To sum up this section of the report, it is considered that the proposal, although not strictly sustainable, would result in a more sustainable position than exists presently and would not adversely impact on the rural economy. To its merit, the proposal would reduce traffic in a rural village which would be beneficial to the environment in general. These second material considerations are considered to, again, tip the balance in favour of the proposal against the policies of the development plan.

Other matters

There are no residential amenity issues arising from this proposal in view of the distance of the site from other residential properties. WC Public Protection is satisfied that the proposed dwelling can be sufficiently distanced from the adjoining farmyard to ensure no loss of amenity to the new occupiers.

The Teffont Village Design Statement provides useful guidance and information on how new development should be designed to 'fit'. Notably the VDS states "Good quality and interesting design really will enhance the surroundings. This does not mean the building need be more costly, just that attention is paid to detail such as placement, proportions and heights of buildings; their relationship to the size of the plot and their roof pitches and 'features'. They should also demonstrate sensitivity to the spirit of the entire village, the adjacent buildings and their occupants, and the

environmental setting". This is a material consideration to be given weight at the reserved matters stage when detailed design would be addressed.

Conditions are recommended to deal with the cessation of the visitor attraction use and the phasing of demolition and site clearance works. Conditions are also proposed to manage the use of the stabling building to be retained.

Saved policy R2 of the SDLP requires a contribution towards local recreation provision. The applicant is agreeable to entering into a planning obligation to ensure delivery of this.

There are no other issues arising, including highway safety and ecology.

RECOMMENDATION

To delegate to the Area Development Management to Approve subject to the applicant entering into planning obligation for the delivery of a financial contribution towards local recreation provision, and subject to the following conditions -

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

- 2 An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 3 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The layout of the development;
- (b) The external appearance of the development;
- (c) The landscaping of the site;

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

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

- 4 Prior to commencement of construction of the dwelling hereby approved all existing buildings indicated to be demolished on drawing no. FGr/pa/03a dated March 2014 and received by the lpa on 10 July 2014 and all of the existing open car park areas (with the exception of that part which will form the access drive to the dwelling as shown on drawing nos. DT/P/101A and FGr/pa/01B dated August 2014 and March 2014 respectively and received by the lpa on 18 and 8 September 2014 respectively) shall be demolished and the resulting waste materials removed from the site. Following removal of the waste materials and prior to occupation of the dwelling the land shall be re-graded to original levels which existed prior to construction of the farm buildings and hardstandings and laid out as new pasture land in accordance with drawing no. DT/P/101A dated August 2014 and received by the lpa on 18 September 2014. The new pasture land shall be retained as pasture land thereafter.

REASON: To accord with the terms of the planning application and to ensure that the development results in enhancement of the Area of Outstanding Natural Beauty which is one of the exceptional reasons planning permission has been granted in this case.

- 5 Prior to first occupation of the dwelling hereby approved the use of the site as a farm visitor attraction shall cease and thereafter that part of the site occupied by the dwelling and its curtilage shall be used for residential purposes, that part of the site occupied by the exhibit building/stabling to be retained shall be used for storage of equipment required for the maintenance of the site and stabling of horses (including for livery purposes but not as a riding school), and the remainder of the site (including the horse exercise arena) shall be used as farmland and/or for the grazing/exercising of horses.

REASON: To accord with the terms of the application and to reflect the special circumstances under which the development has been found to be acceptable - in particular, the resulting enhancement of the AONB as a consequence of the cessation of the farm visitor attraction use.

- 6 No development shall commence on site until details of the proposed ground floor slab level for the dwelling has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

7 The domestic curtilage serving the dwelling hereby approved shall be limited to the area edged in yellow on drawing no. DT/P/101A dated March 2014 and received by the lpa on 18 September 2014. Prior to commencement of development details of the intended method of enclosing the domestic curtilage shall be submitted to the local planning authority for approval in writing. The approved method shall be implemented in full prior to the first occupation of the dwelling, and it shall be retained and maintained as approved in perpetuity thereafter.

REASON: To clarify the terms of the planning permission and to minimise domestic encroachment into the countryside in the interests of visual amenity.

8 Prior to commencement of construction of the dwelling hereby approved detailed drawings of the driveways within the site shall be submitted to the local planning authority for approval in writing. These drawings shall be at a scale no less than 1:200, and they shall specify the dimensions of the driveways, levels, the surfacing materials, and a programme for construction. The driveways shall be constructed in accordance with the approved drawings and programme, and permanently retained as constructed thereafter.

REASON: The application contains insufficient detail to enable this matter to be considered at this stage.

9 No external lighting shall be installed without the prior approval of the local planning authority. Where external lighting is required details of the lighting shall be first submitted to the local planning authority for approval in writing. The lighting shall then be installed strictly in accordance with the approved details, and retained and maintained as such thereafter.

REASON: To enable the local planning authority to retain control of external lighting having regard to the site's location within a remote and dark part of the Area of Outstanding Natural Beauty.

10 Before any works commence, details of a scheme for protecting and enhancing the landscape and ecology of the site shall be submitted to the local planning authority for approval in writing in line with the principles set out in the Extended Phase 1 Habitat Survey and Daytime Bat and Nesting Bird Survey Report (Sedgehill Ecology, July 2014). The scheme shall identify existing features of interest which will be retained and enhancement measures. The scheme shall be implemented in the first year following first occupation of the new dwelling.

REASON: In the interests of protecting protected species and enhancing habitats.

11 No construction or demolition machinery shall be operated on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and

08:00 to 13:00 on Saturdays.

REASON: In the interests of residential amenity.

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

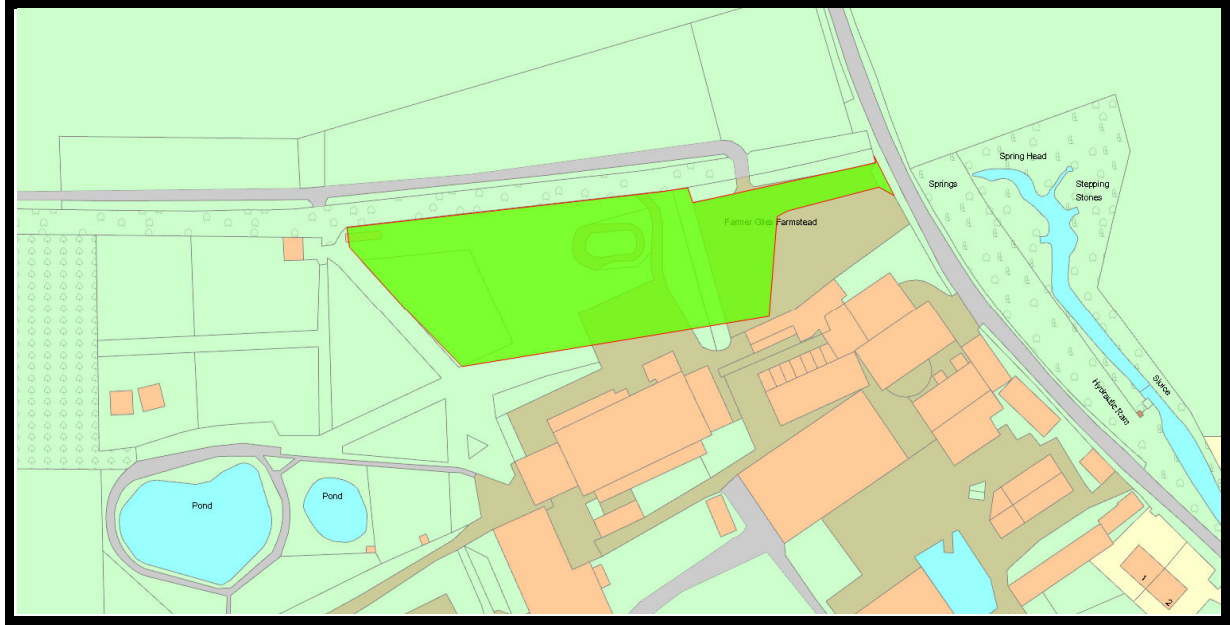
FGR/pa/02A dated March 2014 and received by the lpa 8 September 2014;
DT/P/101A dated August 2014 and received by the lpa 8 September 2014;
FGr/pa/01B dated March 2014 and received by the lpa 8 September 2014;
FGr/pa/03a (demolition plan) dated March 2014 and received by the lpa 10 July 2014.

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

INFORMATIVE TO APPLICANT:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

14/06726/OUT – Farmer Giles Farmstead, Teffont, Salisbury SP3 5QY



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