

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 26 February 2015
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 Fred Westmoreland (Chairman)	Cllr Mike Hewitt
Cllr Christopher Devine (Vice-Chair)	Cllr George Jeans
Cllr Richard Britton	Cllr Ian McLennan
Cllr Richard Clewer	Cllr Ian Tomes
Cllr Brian Dalton	Cllr Ian West
Cllr Jose Green	

Substitutes:

Cllr Trevor Carbin	Cllr Helena McKeown
Cllr Terry Chivers	Cllr Leo Randall
Cllr Ernie Clark	Cllr Ricky Rogers
Cllr Tony Deane	Cllr John Smale
Cllr Dennis Drewett	Cllr John Walsh
Cllr Peter Edge	Cllr Bridget Wayman
Cllr Magnus Macdonald	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 5 - 20*)

To approve and sign as a correct record the minutes of the meeting held on 05 February 2015.

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 19 February 2015**. 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 **14/10548/FUL - Land to the west of Bake Farm Buildings, Salisbury Road, Coombe Bissett, Salisbury, SP5 4JT** (*Pages 23 - 74*)

7b **14/09367/FUL - Sarum House & Wandle House, Cow Drove, Chilmark, Salisbury, SP3 5AJ** (*Pages 75 - 104*)

7c **14/11528/FUL - St.Thomas Church, St Thomas Square, Salisbury, Wiltshire. SP1 1BA** (*Pages 105 - 116*)

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 5 FEBRUARY 2015 AT SARUM ACADEMY, WESTWOOD RD,
SALISBURY SP2 9HS.**

Present:

Cllr Christopher Devine (Vice-Chair, in the Chair), Cllr Richard Britton,
Cllr Richard Clewer, Cllr Brian Dalton, Cllr Jose Green, Cllr George Jeans,
Cllr Ian McLennan, Cllr Ian West, Cllr Tony Deane (Substitute), Cllr John Smale
(Substitute) and Cllr John Walsh (Substitute)

Also Present:

Cllr Mary Douglas

12 Apologies for Absence

Apologies were received from Cllr Fred Westmoreland who was substituted by Cllr John Smale.

Apologies were received from Cllr Ian Tomes who was substituted by Cllr John Walsh.

Apologies were received from Cllr Mike Hewitt who was substituted by Cllr Tony Deane.

13 Minutes

The minutes of the meeting held on 15 January 2015 were presented.

Resolved:

To approve and sign as a correct record the minutes of the previous meeting held on 15 January 2015.

14 Declarations of Interest

Cllr John Walsh declared a non-pecuniary interest in the Orchard House applications (7B and 7C) as he lived in the locality of the proposed development.

15 Chairman's Announcements

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

The Chairman wished Cllr Westmoreland a speedy recovery on behalf of the Committee.

16 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

17 Planning Appeals

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

18 Planning Applications

18a 14/06488/FUL - Clancy Field, Nett Road, Shrewton, Wiltshire, SP3 4HB

Public Participation

Sean McClure spoke in support of the application.

Paul McKernan spoke against the application.

Cllr Carole Slater spoke against the application on behalf of Shrewton Parish Council on the application.

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. The neighbourhood plan was discussed and Members asked what weight should be applied to it. In response, it was heard that this was a leisure proposal and therefore limited weight should be given to the neighbourhood plan. The state of the highway near the site was discussed and it was noted that a gravel-like surface would be used.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Ian West, spoke in support to the application. Cllr West stated that this would be a great asset to the community but raised concerns in regards to the access. The applicant had done everything possible to make the access acceptable; including new signage. Cllr West had reservations in regards to the highway and referred to routing figures for the A303 near Stonehenge.

Members discussed the potential for traffic on the London Road, the southern part of Nett Road and relevant transport plans. The size of the proposed parking site was discussed and the number of visitors who could attend was debated. The potential for coaches visiting the site and potential issues with the access were also raised. The Highways recommendation for approval was discussed by Members. A request was made to planning officers in regards to the planning history of the site and it was noted that there was no relevant planning history. The value of this facility to local villages was also highlighted. The potential for an alternative site was discussed but only this single application had been considered. The need for the Parish Council to be involved regarding alterations to the access was discussed. It was heard that this would be a community asset and Members' discussion continued to clause 4 (p.14 of the agenda).

The concerns of residents on Nett Road were raised. The potential issues with a chalk track as access to the proposed site were discussed, with particular concern in the winter months. The Highway's Officer stated the need to consider cricket's seasonality due to the nature of the application and discussed 'passing places' on the road leading up to the site. The use of the multi-games facility was also discussed which was expected to be used throughout the year but less frequently than the cricket facilities. Potential improvements to the road were discussed but it was explained that it would not be a smooth surface. The Chairman stated that this was a good opportunity for such an amenity in a small village and stated that the location was favourable.

The Committee requested that condition 10 be amended by replacing "12pm" with "midnight".

Cllr Jose Green and Cllr George Jeans both abstained from voting on the item.

Resolved:

To approve planning permission for the following reasons:

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 surfaces of the development hereby

approved 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 full details of signs restricting the use of the southern section of Nett Road have been submitted to and approved in writing by the Local Planning Authority. Those signs shall be erected prior to the development hereby permitted being first brought into use and maintained at all times thereafter.

Reason: In the interests of highway safety.

4. No development shall commence on site until full details of the improvements to the northern section of Nett Road have been submitted to and approved in writing by the Local Planning Authority. The improvements shall be fully completed prior to the development hereby permitted being first brought into use.

Reason: In the interests of highway safety.

5. No part of the development shall be first brought into use until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

Reason: In the interests of highway safety

6. No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

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

7. 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: In the interests of Archaeology.

8. No development shall take place until a scheme for the construction of the sports pitches has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme and maintained in perpetuity.

Reason: To ensure the provision of an adequate quality playing field.

9. The sports pitches shall only be used for Outdoor

Sport. Reason: To protect the sports pitches from loss

or/and damage.

10. The use hereby permitted shall only take place between the hours of 9am and 11pm from Monday to Thursday, Sundays and Bank or Public Holidays and between 9am and 12pm on Fridays and Saturdays.

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

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

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

12. The development shall be carried out in complete accordance with the following drawings:

Drawing reference: SCC NG 01 Date drawn: 01/2013 Date received by Wiltshire Council: 05/08/2014

Drawing reference: SCC NG 05 Date drawn: 04/2013 Date received by Wiltshire

Council: 05/08/2014

Drawing reference: SCC NG 00: Date received by Wiltshire Council:
05/08/2014

Drawing reference: SCC NG 02 Date drawn: 09/2012 Date received by
Wiltshire
Council: 05/08/2014

Drawing reference: SCC NG 03 Date drawn: 01/2013 Date received by
Wiltshire
Council: 05/08/2014

Drawing reference: SCC NG 04 Date drawn: 02/2013 Date received by
Wiltshire
Council: 05/08/2014

Drawing reference: SCC NG 06 Date drawn: 07/2013 Date received by
Wiltshire
Council: 05/08/2014

Reason: For the avoidance of doubt.

Informatives:

Archaeology

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

Lighting

The applicant will need to demonstrate that the lighting scheme will satisfactorily control light pollution and glare. It is recommended that they do this by submitting information which demonstrates that the scheme will comply with the recommendations of the Institute of Lighting Engineers "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" for Zone E2.

18b 14/04486/FUL - Orchard House, Stratford Road, Stratford Sub Castle, Salisbury, Wiltshire, SP1 3LG

Public Participation

Bryony Stala (agent) spoke in support of the application.

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

Members of the Committee then had the opportunity to ask technical questions of the officer. It was noted that this site was owned by Wiltshire Council but the applicant had no involvement with the Council. The front elevation of the historic building would remain unchanged. The flood risk assessment was discussed with the advice of the Environment Agency was taken into consideration.

The extension of a wall in relation to the site access was discussed and the Conservation Officer had no issue with the inseting of the wall. Spatial planning boundaries and the core strategy were also raised. A possible contribution to the creation of a pavement was discussed but it was heard that there was no justified Highway's reasoning for this. Concern was raised regarding young people having to cross the road to a very narrow pavement and then having to cross again to the school. The width of the highway by the site was also highlighted and the contribution to R2 was raised.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Mary Douglas, spoke in support to the application. Cllr Douglas believed there had been significant public interest in this application and therefore a decision should be made in public. Cllr Douglas raised concern in regarding the pavement due to the locality of a school – Cllr Douglas had photographed a mother walking with her child in the road.

Members raised concerns in regards to the lack of pavement immediately outside of the property. The Chairman stated that it would not be possible to force the applicant to install an inside pavement. The Chairman stated that this was an ideal site for development as it was an existing site but stated that it was unfortunate that there was no affordable housing on the site. Condition 12 was discussed and it was heard that the technical drawings were unavailable.

The Area Development Manager clarified that there were pavements on either side of the development. The need for social housing on this site was debated by Members and it was noted that the residents in the area 'fully supported' the development. The Highways Officer was asked by Members about the historic wall but it was noted that the wall currently impacted on Highway visibility. Some Members stated concerns with the Highways advice in regards to the lack of pavement in front of the site.

Resolved:

To approve planning permission for the following reasons:

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 (for both the new houses and the alterations/extensions to Orchard House) 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 all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies for each of the new houses 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.

4 No works shall commence on site until a full survey, including analysis, and photographic record of the listed front boundary walls and railings has been submitted to and approved in writing by the Local Planning Authority.

REASON: To secure the proper recording of the listed building.

5 No development shall commence until a detailed method statement and plan(s)/elevation(s) for the proposed alterations to the access to the site and adjoining walls/railings have been submitted to the local planning authority for approval in writing. The method statement and plan(s)/elevation(s) shall detail any changes required to the existing walls to accommodate visibility splays in particular. The development shall be carried out strictly in accordance with the approved method statement and plan(s)/elevation(s).

REASON: The application contains insufficient detail to address these matters at this time.

6 No development shall commence within the area indicated (proposed development site) until:

* A written programme of archaeological investigation or a written proposal for the preservation in situ of the area of archaeological significance, 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.

7 No development shall commence until a scheme to ensure the development makes adequate provision for recreation facilities made necessary by the development has been submitted to the local planning authority and approved in writing. The scheme shall include a timeframe for its implementation, and the scheme shall be implemented in accordance with this timeframe.

REASON: To ensure adequate delivery of recreation facilities made necessary by the development in accordance with saved Policy R2 of the Salisbury District Local Plan.

8 No development shall commence until details of all hard landscaping materials (including access road surfacing materials) have been submitted to the local planning authority for approval in writing. Development shall be carried out in accordance with the approved details prior to first occupation of any part of the development or in accordance with a programme to be first agreed in writing by the local planning authority, whichever is the sooner.

All soft landscaping shall be carried out strictly in accordance with drawing no. 2913-101 dated April 2014.

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

9 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.

10 The development hereby approved shall be carried out strictly in accordance with the Arboricultural Impact Appraisal and Method Statement by Technical Arboriculture dated April 2014.

REASON: To ensure appropriate protection for trees proposed to be retained.

11 No other works shall commence on the development site until the revised access and visibility splays shown on the approved plans (no. 4586.001 dated April 2014) have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The existing accesses indicated to be stopped up shall be permanently stopped up no later than first occupation of any of the dwellings hereby approved. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

12 No individual dwelling hereby permitted shall be first occupied until the access, turning area and parking spaces serving that dwelling have been completed in accordance with the details shown on the approved plans. These areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

13 The first floor landing window and the stair window in the rear (west) facing elevation of unit 4 shall be glazed with obscured glass only and fixed shut prior to the first occupation of unit 4, and the windows shall be permanently maintained as such thereafter.

REASON: In the interests of residential amenity and privacy.

14 Before works commence the applicant shall submit to the Local Planning Authority for approval approval in writing details of the design and locations of

at least 2 bat tubes which will be integrated into the construction of one or more of the dwellings. The development shall be completed in accordance with the approved measures.

REASON: To ensure ecological enhancement as an outcome of the development.

15 Removal of tree and scrub vegetation to allow construction works to proceed will be undertaken during the period 1st September and 28th February only, or if outside this period only within 48 hours of a site survey by a professional ecologist and in accordance with their written recommendations following such a survey.

REASON: To protect ecological interests.

16 Finished floor levels of the dwellings hereby approved shall be no lower than 50.1 metres above Ordnance Datum (AOD).

REASON: To reduce the risk of flooding to the proposed development and future occupants.

17 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.

18 Prior to the erection of any sheds, summerhouses or other buildings indicated to be erected on the Proposed Site Plan details of their designs shall be submitted to the local planning authority for approval in writing. The buildings shall then be erected in accordance with the approved details.

REASON: The application contains insufficient detail to consider this at this time.

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

no. 002 PL00 dated 03/14 (received by lpa 23/04/14)
no. 001 PL00 dated 03/14 (received by lpa 23/04/14)
no. 022 PR05 dated 29/07/14 (received by lpa 15/08/14)
no. 023 PR02 dated 24/07/14 (received by lpa 15/08/14) no. 024 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 025 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 026 PR02 dated 24/07/14 (received by lpa

15/08/14) no. 027 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 028 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 030 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 031 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 032 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 033 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 034 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 035 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 036 PR02 dated 24/07/14 (received by lpa 15/08/14) no. 037 PR02 dated 24/07/14 (received by lpa 15/08/14) no. 038 PR02 dated 24/07/14 (received by lpa 15/08/14) no. 039 PR03 dated 24/07/14 (received by lpa 15/08/14)
no. 4586.001 (access) dated 04/14 (received by lpa (23/04/14)
no. 2913 101 (landscaping) dated 04/14 (received by lpa 23/04/14)

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

20 INFORMATIVE: The applicant's attention is drawn to the informatives from the Environment Agency which can be viewed on the Council's website.

18c 14/04488/LBC - Orchard House, Stratford Road, Stratford Sub Castle, Salisbury, Wiltshire, SP1 3LG

Public Participation

Public participation on Orchard House (SP1 3LG) was taken during minute no. 18B as they referred to the same proposed site.

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

An item of late correspondence was circulated at the meeting.

Resolved:

To approve planning permission for the following reasons:

- 1) The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 works shall commence on site until a full schedule and specification of all repair works to Orchard House, the workshop and the front boundary walls has been submitted to and approved in writing by the Local Planning Authority.

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

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 4) No works shall commence on site until a full survey, including analysis, and photographic record of the front boundary wall has been submitted to and approved in writing by the Local Planning Authority.

REASON: To secure the proper recording of the listed building.

- 5) No works shall commence on site until a scheme for the protection of existing architectural / historic features in situ (including plasterwork, ironwork, cupboards, fireplaces, doors, windows, staircases, staircase balustrading and other woodwork) has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 6) Within 12 months of the approved demolition works at Orchard House being carried out, all adjoining surfaces which have been disturbed by the works shall be made good with materials and finishes to match those of existing undisturbed areas surrounding the surfaces.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 7) No demolition works shall commence on site until a valid construction contract has been entered into under which one of the parties is obliged to carry out and itself complete the works of development of the site for which planning permission has been granted under application reference 14/04486/FUL or such other application(s) approved by the Local Planning Authority; and; evidence of the construction contract has first been submitted to and approved by the

Local Planning Authority.

REASON: In the interests of the visual amenity of the locality, which is within a designated Conservation Area.

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

no. 021 PL00 dated 03/14 (received by lpa 23/04/14)

no. 022 PR05 dated 29/07/14 (received by lpa 15/08/14) no. 023 PR02 dated 24/07/14 (received by lpa 15/08/14) no. 027 PR01 dated 24/07/14 (received by lpa 15/08/14) no. 010 PL01 dated 22/04/14 (received by lpa 23/04/14)

'Heritage Statement' and associated photographic record/renovation notes by CGMS Consultants dated April 2014

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

18d 14/09325/ADV - Beehive Roundabout, Old Sarum, Salisbury, Wiltshire

Public Participation

There was no public participation.

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. Procedural clarification was required in regards to how the Council approves the companies who will advertise on the roundabout. It was heard that this was not relevant to the Committee's decision. It was heard that there had been a dozen of these advertising ideas in the County to date. The costs involved in regards to maintenance were raised.

The Local Member, Cllr Ian McLennan, spoke in objection to the application. It was heard this signage would face Old Sarum and that the Parish Council believe it would be detrimental. Cllr McLennan did not feel this signage enhanced the area in anyway and that it was an inappropriate place for such signage.

The Chairman commented on the historic importance of this area and that this was a dangerous roundabout due to the volume of cars; particularly at weekends. Members discussed the commercialisation of such an important historic location. The unknown design of these signs also caused concern. The potential impact on the landscape was debated. The nature of current

signage near the 'Park and Ride' was raised. The core strategy was raised in relation to the application making a positive contribution to the character and appearance of Wiltshire.

Resolved:

To refuse planning permission for the following reasons:

The proposed signs, by reason of their size, location and numbers (both in isolation and cumulatively with existing signage), would be incongruous in the rural context and at this important 'gateway' to Salisbury, and would result in a proliferation of signage on the roundabout to the detriment of the character and appearance of the area. The signs would therefore be harmful to amenity, which would be contrary to Core Policy 57 of the Wiltshire Core Strategy and paragraph 67 of the National Planning Policy Framework.

19 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 8.20 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
14/03436/ADV	Richmond Farm, Brickworth Road, Whiteparish	WR	DEL	Allowed		
14/07557/FUL	10 Ventry Close, Salisbury	WR	COMMITTEE	Dismissed	O/T	

Outstanding Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
13/02724/FUL	Woodford, Middle Woodford, Salisbury	WR	COMMITTEE	O/T
S/2013/0255	Park Cottage, Milton, East Knoyle	H (RE- DETERMINATION)	DEL	
14/07668/PNCOU	Barn 12 m north of the Cones, Landford	WR	DEL	
14/01426/FUL	Kinghay Stables, Colls Lane, West Tisbury	WR	DEL	
14/05650/FUL	253 Milston, Durrington	WR	DEL	

New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn

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

13th February 2015

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Report For Southern Area Planning Committee

Report No. 1

Date of Meeting	26 February 2015
Application Number	14/10548/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 and continued agricultural use
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 Guest

Reason for application being considered by Committee

The Committee considered an application for a 'solar farm' at this site in October 2014. It is appropriate that the Committee now considers this revised submission.

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) to **APPROVE the application, subject to conditions.**

2. Report Summary

The main issues in this case are, firstly, the principle of the proposal; and then, assuming the principle is accepted, the following matters of detail –

- Visual impact – including the impact on the Area of Outstanding Natural Beauty;
- Impact on agricultural land;
- Highway Safety;
- Archaeology;
- Ecology;
- Flood risk;
- Residential amenity.

The proposal has been subjected to an Environmental Impact Assessment and the application is accompanied by an Environmental Statement.

The application has generated objections from Coombe Bissett and Homington Parish Council and Netherhampton Parish Council. It has also generated 32 objections from other interested parties and 17 representations of support from other parties.

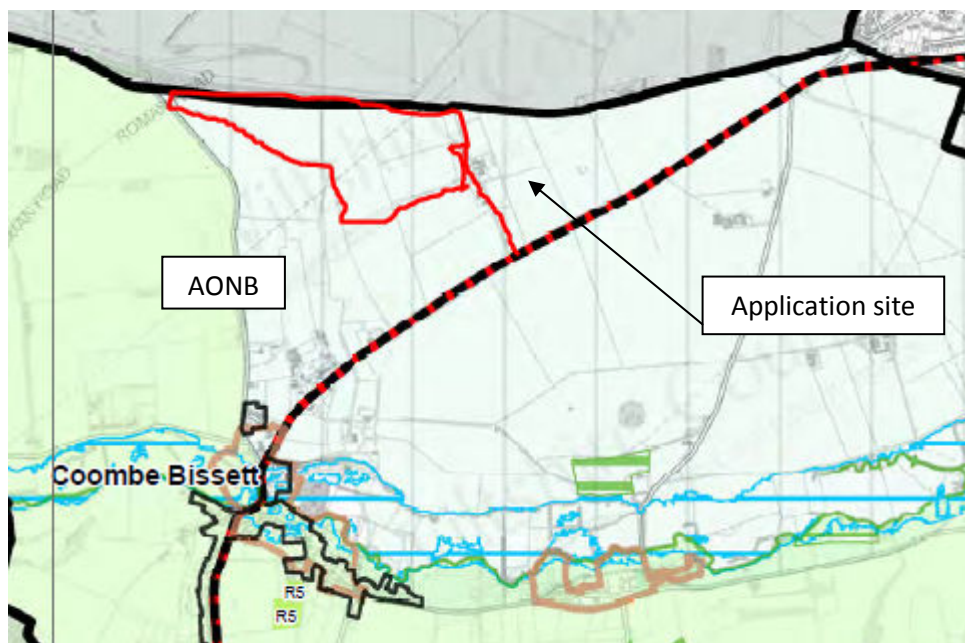
3. Site Description

The 19 ha application site lies approximately 0.7 km to the north-east of the village of Coombe Bissett and 3km to the south of Salisbury. It is set back some 800m from the north side of the A354 with access from this, and is immediately south of the Old Shaftsbury Drove.

The site supports open fields currently used for arable farming. To all sides is further open land, including Salisbury Race Course beyond the Drove. Close by to the east side are a handful of dwellings – Bake Farm, Bake Farm Cottage, and Bake Farm Bungalows. The access to the site from the A354 also serves these dwellings, and is a definitive right of way. Passing over the site is a power line.

Ground level rises gently away from the A354 to a point roughly at the centre of the site before then falling gently away to the north.

In policy terms the site lies in open countryside. Beyond the site to the west is the Cranbourne Chase Area of Outstanding Natural Beauty.



Extract from Wiltshire Core Strategy map

4. Relevant Planning History

13/06336/FUL - Erection of solar photovoltaic panels and associated works and infrastructure, including switchgear, inverter stations, access tracks, security fencing, security cameras and grid connection – withdrawn 16/07/14

14/06864/FUL - 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 – refused 16/10/14

Reason for refusal –

The site lies in open countryside within the setting of, and visible from, the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The proposal, by reason of its siting, scale and resulting prominence in views both from, and to, the Area of Outstanding Natural Beauty, would not achieve the fundamental aim of the Area of Outstanding Natural Beauty which is to conserve its landscape and natural beauty.

Although the proposal includes mitigation in the form of new hedge planting, this is considered insufficient to reduce the adverse impacts on the Area of Outstanding Natural Beauty. Those adverse impacts are, in particular, the visual impact of the closely arranged ranks of solar arrays which spread across a significant area of farmland on higher ground, and which would 'read' as a man-made, almost industrial intrusion in the otherwise natural landscape from which the Area of Outstanding Natural Beauty can be experienced and which can be experienced from the Area of Outstanding Natural Beauty.

This is contrary to Core Policy 51 of the emerging Wiltshire Core Strategy which specifically refers to the relevance of the setting of Area's of Outstanding Natural Beauty, and the spirit of 'saved' Policy C4 of the Salisbury District Local Plan, and Central Government planning policy set out in the National Planning Policy Framework (paragraph 115).

The layout and extent of this previous proposal is shown in the following drawing –

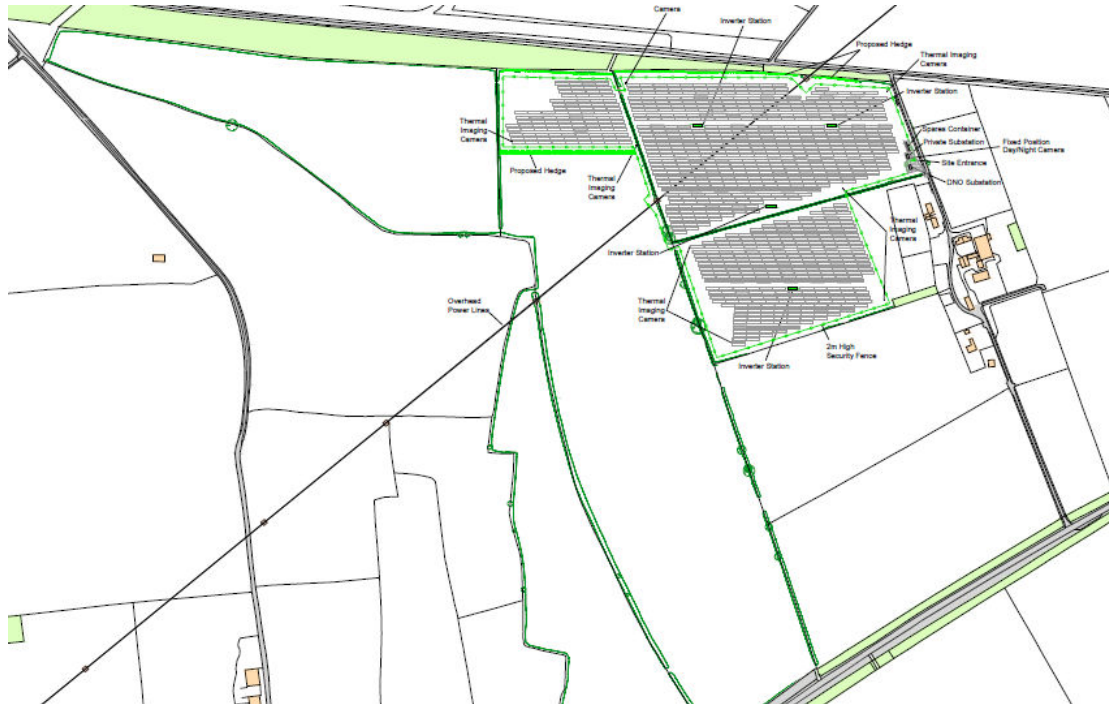


14/06864/FUL – refused application

5. Proposal

The proposal is to erect solar photovoltaic panels and associated works and infrastructure, including switchgear, inverter stations, access tracks, security fencing, security cameras, and grid connection, and temporary construction access, compound and unloading area.

The layout and extent of this proposal is shown in the following layout drawing –



14/10548/FUL – Current application

This 'solar farm' would generate up to 9.9 MW of electricity. Although the application site covers 19 ha, the area covered by 'built' development is only 10 ha. This is in view of the solar farm being reduced in size during the processing of the application to address objections relating to visual impact and the AONB in particular.

The solar panels would be mounted on framework tables at an angle of 22 degrees. Maximum height would be 2.4m. The tables would be arranged in rows with the panels facing south. They would be anchored to the ground by steel posts.

The four inverter stations (for converting DC to AC) would be sited amongst the tables. They are effectively large green coloured 'boxes' measuring 11.98m x 2.92m by 2.98m high.

The other buildings would be sited in a group on the east side of the site. Again, they would be green coloured boxes (comparable to lorry containers) with the biggest being 3.28m high.

The site would be surrounded by 2m high fencing, and there would be 8 thermal imaging security cameras on 6m high poles around the edge.

No new overhead cabling is proposed. All cabling between the solar panels and equipment buildings, and to provide the connection with the grid, would be underground.

A temporary access track and compound would be constructed between the A354 access and to Bake Farm and the south side of the solar farm.

The solar farm would be operational for 25 years after which it could be dismantled and the land returned to full agricultural use.

Construction would take approximately 14 weeks. A maximum of 120 construction workers would be required at any one time. A maximum of 120 lorries would deliver the farm components (4 lorries / day). Once operational, only occasional maintenance visits would be required. The dismantling process would involve a similar timeframe and numbers of workers / vehicles.

6. Planning Policy

Wiltshire Core Strategy –

Core Policy CP42 – Standalone renewable energy installations

Core Policy CP50 – Biodiversity and geodiversity

Core Policy CP51 – Landscape

Core Policy CP61 – Transport and development

Salisbury District Local Plan ('saved' policies) –

Policy C21 – Agriculture diversification

NPPF –

Paragraphs 17, 18, 93-99

The NPPF sets out 'core planning principles' which include that planning should *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).*

Specifically in relation to climate change the NPPF states that *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;*
- *design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;*
- *consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;*

- *support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and*
- *identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.*

And -

When determining planning applications, local planning authorities should:

- *not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and*
- *approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.*

National PPG

The PPG states the following –

Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.

And with particular regard to large scale ground-mounted solar farms the PPG states the following –

The deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in undulating landscapes. However, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.

Particular factors a local planning authority will need to consider include:

- *encouraging the effective use of land by focusing large scale solar farms on previously developed and non agricultural land, provided that it is not of high environmental value;*
- *where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.*

- *that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use;*
- *the proposal's visual impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety;*
- *the extent to which there may be additional impacts if solar arrays follow the daily movement of the sun;*
- *the need for, and impact of, security measures such as lights and fencing;*
- *great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset;*
- *the potential to mitigate landscape and visual impacts through, for example, screening with native hedges;*
- *the energy generating potential, which can vary for a number of reasons including, latitude and aspect.*

The approach to assessing cumulative landscape and visual impact of large scale solar farms is likely to be the same as assessing the impact of wind turbines. However, in the case of ground-mounted solar panels it should be noted that with effective screening and appropriate land topography the area of a zone of visual influence could be zero.

7. Consultations

Coombe Bissett PC: Objects

First letter dated 26 January 2015:

Following an open meeting with parishioners on 13th January 2015, at which the balance of their opinion expressed was overwhelmingly against the solar park, the parish council is now in a position to respond.

There are many suitable places for solar farms but they do not include beautiful countryside and good arable land. There can be no doubt that the countryside around Coombe Bissett and the Chalke Valley is outstanding. The applicants have reduced the impact of the proposed development when viewed from the vantage points around Coombe Bissett, including those from within the Cranborne Chase Area of Outstanding Beauty, but there will still be significant visual intrusion into the landscape from the junction of the Rockbourne Road and the A354 and the nearby high points.

The red outline on the plans showing the area covered by the planning application remains the same as the previous application. The parish council understands that this is because the applicants do not wish to change the red line to just the perimeter of the proposed panels because that would require another

application. The applicants have stated that they do not intend to infill the unused area with more panels at a later date. The parish council cannot see why the applicants cannot re-apply with the smaller perimeter, but should this application be passed, the parish council would expect that stringent conditions be applied to prevent infill of panels.

The land on which the solar farm is proposed is grade 3 land. This means that it is "good to moderate". The applicants have said they are having the land surveyed to assess whether it is grade 3A land or grade 3B. To date the applicants have not made public the grade of this land following their survey. One can only assume that if this information is not forthcoming that the applicants either have not surveyed the land as they said they would, or that they do not wish to reveal the grade of that land because perhaps it is grade 3A land.

Grade 3A land is described as follows: Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

Reference:

<http://archive.defra.gov.uk/foodfarm/landmanage/land-use/documents/alc-guidelines-1988.pdf>

Bake Farm have grown cereals and oilseed rape on this land, together with soft fruit, for many years. This can be seen by reference to Google Maps. In the absence of any survey results, it would seem by description to be Grade 3A land. The advice from BRE, the Building Research Establishment, initially set up by the Government, is not to use Grade 3A land for solar parks.

They say that "Ground Mounted Solar PV projects, over 50kWp, should ideally utilise previously developed land, brownfield land, contaminated land, industrial land or agricultural/and preferably of classification 3b, 4, and 5.

Reference:

http://www.bre.co.uk/filelibrary/pdf/other_pdfs/KN5524_Planning_Guidance_reduce_d.pdf

To take this land out of production for 20 to 25 years would seem unwise. A Cambridge University Report estimates a likely shortage of two million hectares of arable land by 2030.

Reference:

<http://www.cam.ac.uk/research/news/two-million-hectare-shortfall-in-uk-land-possible-by-2030-study-finds>

Reported in the Sunday Telegraph, 28/12/2014, Liz Truss, the Environment Secretary stated that Britain's farmland should be dedicated to growing food

to ensure it fulfils its productive potential. The need to reduce imports of food is surely sensible as our population grows and Government struggles to reduce our national debt. Liz Truss is scrapping farm subsidies for solar fields.

It is clear that current Government policy is not to support large scale developments. The Parish Council supports the comments of the Right Honourable Greg Barker, Minister of State in the Department of Energy and Climate Change, who in April 2014 emphasised that the government's focus is on using space on top of factories, supermarkets, warehouses, car parks and other commercial and industrial buildings, making use of empty industrial spaces, rather than these large scale schemes which can have significant impacts on the local landscapes and visual amenity.

Reference:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/302049/uk_solar_pv_strategy_part_2.pdf

Current Government policy is also to favour rural developments which are no more than 5 Megawatt. This application is for nearly 10 Megawatt.

References:

<http://www.parliament.uk/business/publications/written-questions-answers-statements/written-question/Commons/2014-10-10/209292/>

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/360280/Government_response_RO-FIT_changes_to_Solar_PV_-_FINAL_2014-10-02.pdfThe Parish Council asks that Wiltshire Council support government policy and rejects this application. Should this application be granted, we would ask that a condition be put on the permission that at no time in the life of the solar farm can any extension be made to it.

In conclusion, Coombe Bissett and Homington Parish Council objects to this application.

Second letter dated 4 February 2015 (following receipt of Agricultural Land Quality and Site Selection Update report from applicant):

Following our comments dated 26th January 2015, Coombe Bissett and Homington Parish Council write again following the survey report now being available on the planning web site, which states that the site on which the solar farm is proposed is Grade 3A land. This application should be refused on these grounds alone, let alone the others mentioned in our previous letter.

The advice from BRE, the Building Research Establishment, a body initially set up by the Government is not to use Grade 3A land for solar parks. They say that "Ground Mounted

Solar PV projects, over 5kWp, should ideally utilise previously, developed land, brownfield land, contaminated land, industrial land or agricultural land preferably of classification 3b, 4, and 5.

Reference:

http://www.bre.co.uk/filelibrary/pdflother_pdfs/KN5524_Planning_Guidance_reduced.pdf

Grade 3A land is described as follows : Good quality agricultural land.

Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

Reference:

<http://archive.defra.gov.uk/foodfarm/landmanage/land-use/documents/alcguidelines-1988.pdf>

By their own admission Bake Farm have grown good crops of cereals and oilseed rape on this land, together with soft fruit, for many years. Indeed the growing of soft fruit is generally associated with Grade 1 land (see reference above.)

To take this land out of production for 20 to 25 years would seem unwise. A Cambridge University Report estimates a likely shortage of two million hectares of arable land by 2030.

Reference :

<http://www.cam.ac.uk/research/news/two-million-hectare-shortfall-in-uk-land-possible-by-2030-study-finds>

The applicants state that sheep will be grazed around and underneath the solar panels. Members of the parish council have seen solar farms in Dorset and note that little grass grows beneath the panels where sunlight cannot fall. In addition, it is well known that at least 8 times the amount of food can be grown on arable land than using the same land to graze animals. Animals are poor converters of vegetable protein to animal protein. To feed a hungry world more cereals will need to be grown, and animal protein eaten rarely.

Reported in the Sunday Telegraph, 28/12/2014, Liz Truss, the Environment Secretary stated that Britain's farmland should be dedicated to growing food to ensure it fulfils its productive potential. The need to reduce imports of food is surely sensible as our population grows and our Government struggles to reduce our national debt. Liz Truss is scrapping farm subsidies for solar fields.

It is regrettable that, even though the land grade survey was carried out on 13th and 14th

November 2014, the report was not written until 16th January 2015, and it did not appear on the planning website until 2nd February 2015, two working days after the deadline for consultation comments, thus making it impossible for comments regarding the land grade to be made by the public in time for this deadline.

In conclusion, Coombe Bissett and Homington Parish Council asks the planning committee to refuse this application.

Netherhampton PC: Object.

- Adverse impact on area of great landscape value;
- Land should be used for food;
- Poor efficiency of PV – estimated by experts to deliver c.10% of assessed hypothetical MW capacity;
- Delivery inefficient due to lack of energy storage solution.

WC Highways: No objection subject to condition.

I note the alterations to the proposal compared to the previous submission and I am satisfied that my highway recommendation remains unchanged. Access is gained directly from the A354 which is a suitable road within the highway network to accommodate the volume and size of vehicles accessing the site during the 18 week construction period. Nevertheless, to ensure that all aspects concerning the impact on the highway during construction have been considered a construction management plan / method statement condition is recommended.

WC Public Protection: No objection subject to conditions.

Noise - Based on the evidence that the applicant has supplied it is unlikely that noise will have an adverse impact on nearby sensitive receptors, providing the noise controls set out in section 7 of the noise report (appendix 3) are implemented. Therefore, we would recommend that a condition is attached to any planning permission granted to ensure the controls in the above mentioned section are applied to protect amenity and prevent potential disturbance to nearby residents.

There are 5 properties located within 500m of the site entrance. Access to the site will be along the track road that passes all 5 properties. Therefore, we would recommend that conditions are imposed limiting hours for deliveries and hours for construction, and requiring a construction management plan.

Glint and glare - Although the applicant has not submitted a glint and glare report we have considered the potential impact of glint and glare from the proposed site. Based on previous experience, the topography of the land and the location of residential properties we believe it is unlikely that there will be an adverse impact on nearby residents.

WC Archaeology: No objection subject to condition.

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, an archaeological condition is recommended.

WC Ecology: No objection subject to conditions to control construction works and to manage/monitor site.

I provided detailed comments on previous applications for solar panels at this site (13/06336 and 14/06864). The ecological implications of the revised scheme while broadly similar to the previous one are reduced in scale. My comments in relation to hedgerows, bats, reptiles, badgers, brown hares and specialist farmland birds remain as for 14/06864 and I consider that mitigation that can be secured by condition under the 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.

WC Rights of Way: No objection.

The site would be accessed along footpath BRIT14 – this appears to be well-surfaced so is not an issue.

Environment Agency: No objection.

Whilst the principle is accepted 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 to limit surface water flows are recommended.

Natural England: No objection. Standing advice.

English Heritage: The application should be determined in accordance with national and local policy guidance, and on the basis of local specialist conservation advice.

Representations

The application has been publicised by site notice and press advert. Letters have been sent to near neighbours.

The application has generated representations from 32 interested third parties/households raising objections (including from the CPRE and the Chalke Valley Preservation Society) and 17 representations from third parties/households in support and/or raising no objections (including from the Cranbourne Chase AONB group).

The representations are summarised as follows:

Support –

- Good way of generating sustainable energy instead of continuing to use fossil fuels;
- Proposal aids farm diversification and is removable in the future in any event. British agriculture is under huge pressure with many farms disappearing – this development would secure the future of a marginal, family run farm which provides local employment;
- Secondary benefits for biodiversity/ecology;
- Good proportion of objections are from Coombe Bissett residents – site is not visible from there;
- Proposal is now much scaled down so hard to see from AONB, particularly in view of proposed landscaping;
- ‘Energy’ crops (oilseed rape) have been grown on the site since the 1990’s, so no food production. Proposal will generate energy and food ‘crop’ at the same time, so doubly productive;
- Energy from site would go straight into grid. Reduction in lorries going to the farm;
- Ground cover would improve percolation and so reduce risk of water run-off;
- Site would not generate noise when operational;
- Objections are ill-informed;
- Benefits outweigh any limited intrusion, which is questionable anyway.

Objections –

- This third application not substantially different to earlier applications. Application does not address earlier objections;

- Scale of development is too great – industrial scale. Green field will become brown field – potential then for other development;
- Proposal contrary to Dept of Energy and Climate Change advice. Articles advise that there are now enough approved renewable energy projects to meet UK green targets. LPA's instructed to stop approving this form of development. Contrary to recent Environment Secretary statement. Changes to Renewable Obligation Scheme to be made in April 2015 – reducing allowable outputs;
- Contrary to NPPF and PPG – adverse impacts not satisfactorily addressed, Council's obliged to refuse if impacts are unacceptable, where it is necessary to develop agricultural land poorer quality land is preferred over best and most versatile land.
- Contrary to WCS – supports rights of rural communities and underlines need to uphold quality of rural landscapes;
- Large solar farms are crude and poorly judged responses to renewable issue, out of scale and context, and an inexcusable use of productive agricultural land. Solar technology should be applied to brownfield land and rooftops. Technology is moving closer to smarter small scale solutions;
- All other British Solar Renewables developments are lower outputs and are built on poor quality land with zero visual impact;
- Cost of feed in tariffs will ultimately be met by consumers in any event. This would be uneconomic without subsidies;
- WC has no obligation to approve solar farms;
- No jobs will be created locally. No economic benefit locally. Less employment at Bake Farm;
- Coombe Bissett will be less attractive as a consequence. Acres of dark glass and security fencing, light pollution from security lights, etc.;
- There will remain inter-visibility issues with the AONB and other landscapes of quality. Proposal will seriously interfere with the natural beauty of the area. Proposal will be highly intrusive. Proposed landscaping will block views;
- Land is Grade 3a. There will be a shortage of agricultural land by 2030. This site, being higher grade agricultural land (among the “the best and most versatile”), should be used for the production of food; it is not ‘necessary’ to develop this site. Grazing by animals under the arrays is unlikely to be productive – the shade will reduce grass growth. Proposed farm plan to upgrade land elsewhere is irrelevant. Lack of consideration of other sites in Wiltshire which may be lower grade;
- Too close to historic Salisbury and will effect distant views of the Cathedral;
- Flooding – run-off from farm towards A354 and Coombe Bissett – insufficient consideration of this;
- Manufacturing and decommissioning process for solar panels needs to be considered – toxic chemicals involved. Who is responsible for ensuring decommissioning takes place?;
- Criminal activity – high value solar farm equipment would be monitored from far away only. Criminal activity will increase in area where there are already problems;
- Glint and glare will cause nuisance;
- No waste management plan;
- In the event of permission being granted condition required preventing extension to solar farm;

- Seven of the letters in support are from Bake Farm operators.

The response from the Cranbourne Chase AONB group follows in full –

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 national Planning Practice Guidance [Natural Environment paragraph 004] confirms that 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 western end of the 'red line' area abuts the AONB boundary. The landscape of the ridge on the southern side of Salisbury Race Course stretches from deep within the AONB towards Salisbury. There is no sharp or clear change in landscape character or quality at the AONB boundary. The designation locally of the adjacent landscape as a Special Landscape Area demonstrates this landscape has long been recognised as significant.

The AONB Management Plan 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. You will, I am confident, recall that the AONB was particularly concerned that the earlier proposal to install panels in the higher, ridgeline, fields would create an

unacceptable visual intrusion in this sensitive landscape of the AONB and its setting. An extended line of panels stretching across [from the west] fields 4, 3, and 1 would be perceived, face on, as solid and constant glassy masses extending across some 900 metres of the view. The main viewpoints in the AONB are likely to be from the roads and Rights of Way south and south-west of the site. On behalf of the AONB I observed that relocating panels from fields 4 and 3 to the south or east of Bake Farm would have a less detrimental impact on the AONB and its setting.

The revised plan [issue 16] removes panels from field 4 completely and removes them from all but the top corner of field 3. This has two effects; it reduces the previous line of visible panels by 50%, and it also withdraws panels from the middle section of field 3 which would be particularly visible due to the slope. These changes are set out in paragraph 2.12 of the ES and in the Addendum.

You explained at our meeting that any permission would relate solely to the development identified in the amended documentation, and there would be no presumption that the remainder of the area within the red line would be appropriate or acceptable for installing PV panels.

The amended Mitigation Plan shows the modified proposals and planting to improve the screening of the proposed development. However some of the planting proposals are a little vague and open to interpretation. For the avoidance of doubt I **strongly advise** that the planting specifications and schedules should be added to that plan. Doing that could avoid the extra steps, and time, of imposing a planting condition and then approving that separately.

I see that some planting details are provided in ES paragraphs 3.4 and 6.252, and 6.255. However, the helpful process of 'track changes' updating of the ES also shows there has been a bit of confusion between the percentages of the different sizes of plants and the percentages of the different species. Whilst the species add up to 100% the sizes do not! That can be simply corrected by putting the percentage of 'feathered, 1.25 – 1.5m' size plants back to 20% from 10%.

In addition to your usual condition about replacing planting that fails or is damaged in the immediate planting season following the failure or damage, I **strongly advise** that a long term management condition should be applied. As the ES and Mitigation Plan demonstrate additional screening is necessary to make the proposal acceptable, it is important that that screening is established and maintained for the life of the development. That could be along the lines of: 'All the existing and proposed planting on the Mitigation Plan shall be managed at least annually to achieve and maintain the necessary screening identified in the Environmental Statement [paragraphs XXX] for the life of the development.' You may wish to consider an extra condition if, after 5 years, the screening is not as successful as predicted in the ES and hence extra planting should be undertaken.

The previous application failed to include the landscape work within the construction programme. Clearly there is time for the landscape work to be done this planting season so I would also **strongly advise** that a condition to that effect should be imposed.

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

Regarding advice on issues such as colour to aid integration of features of the proposal here are my comments from the previous proposal which still appear to be relevant.

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 ES has been modified, particularly the LVIA section, to take account of the revised layout and planting proposals. I am not commenting on the revised LVIA as a critique of that would serve no useful purpose as the modifications substantially meet the identified concerns of the AONB. I can, therefore, confirm that the AONB is **not objecting** to the amended proposal. The AONB does, however, offer the advice set out above to help ensure the proposals have minimal visual impact for the life of the development and are rapidly integrated into the scene.*

The response from CPRE follows in full:

This application provides further reduction to the size of the array, but this cannot alter the fact that the array remains an industrial style construct within a valuable and attractive rural landscape.

As before, while accepting the need for the development and implementation of some forms of “alternative” energy, but considering the distinct possibility that construction costs, de-commissioning costs and government green subsidies could shed a doubt over the wider issue of whether photovoltaic technology really does provide cheap, effective and sustainable energy, the Campaign to Protect Rural England (CPRE) South Wiltshire has a number of concerns about the current Bake Farm application.

1 Visual intrusion – the site will be a visual intrusion when viewed from the A354 and a number of surrounding areas including the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) and the Special Landscape Area, as well as diminishing the impact of the view which includes the upper parts of Salisbury cathedral spire. And one should mention here also the local Site of Special Scientific Interest and Wiltshire Wildlife Trust Nature Reserve.

The large number of 2.6 meter high panels with industrial shaped support buildings, security fencing and camera poles covering 10 hectares will be intrusive. Their very geometry is at odds with the flowing rural landscape that will surround them, providing contrast and conflict rather than integration.

2 Agriculture – with the growing world population and the increasing wealth of some of the 3rd world countries, there will be a food crisis and the UK would do well to reduce its reliance on imported food. We remove productive agricultural land from production at our peril and. And even if this land has been used for the production of crops for bio-fuel, we have an ever more pressing need for home-generated fuel to mitigate our dependence on the vagaries of foreign fuel suppliers. Either way we need this land to produce crops not electricity.

3 Sustainable – this is the catch-phrase of the moment (read the Wiltshire Core Strategy – it's full of this word) but rarely does it get defined. It is used frequently by supporters to justify the value of a project, including this one. But there are many arguments to show that a solar array is not a very sustainable project.

1 Research has estimated that solar photovoltaic may deliver only 10% of its hypothetical maximum megawatt capacity

2 Very little is mentioned of the expense and environmental impact of actually making the product (and transporting it from China if that's where it comes from)

3 The array and therefore the site will only operate for 25 years after which it should be dismantled and the land returned to its original use. But after 25 years of "brownfield" will the pressure be on to keep it that way? Or if it is to be dismantled, what if British Solar Renewables (or is that Coombe Bissett PV Park Ltd?) should no longer be in existence?

4 It delivers less in winter and none at night when extra electricity is often required. And never forget that where the delivery of power is unreliable (PV solar, wind) a continuous back-up power supply is essential, which brings us back to coal, oil or perhaps nuclear.

5 It brings no jobs or economic benefit to the area

6 The current plethora of solar farms (and domestic installations) are being developed at the expense of the British taxpayer through government subsidies. So successful has this been that "there is sufficient electricity generation capacity currently pending in the UK's planning system to overshoot the 2020 target by approximately 50%." The money set aside to subsidise solar PV is about to run out and the overheating of this sector and potential oversupply of capacity will harm investors, consumers and taxpayers alike. The country does not need or want more of these large scale solar farms so why are Wiltshire planning department, despite all the guidance from above, the refusal of earlier versions of this application and the weight of local feeling against, insisting on trying to push it through?

4 Flooding – I don't know whether the site will add to Coombe Bissett's flood problems but we certainly need a full and proper assessment of this possibility (just saying that the site itself won't flood is not good enough)

5 Keeping up – the Bake Farm application relies a lot on the fact that it is following guidelines/rules pronounced at Kyoto, promulgated by Europe, published by the British government - but most of these are out-of-date.

Europe for example, having set, through its 2009 Renewable Energy Directive, a target for the UK to achieve 15% of its total energy consumption, including transport, from renewable sources by 2020, has now decided that it will set targets for carbon emissions but leave it to individual countries as to how these targets are achieved. There will be no required figure for renewable energy generation.

In Britain, the Department of Energy and Climate Change stated some time ago that it was “keen for the focus of (solar PV) growth to be firmly on domestic and commercial roof space and previously-used land” and “very aware of concerns raised by the public about the potential growth of large-scale solar farms, particularly where approval does not appear to take full account of the latest planning guidance. Such inappropriately sited solar PV is something that I take extremely seriously and am determined to crack down on.”.

And this guidance is very pertinent to the current PV solar application. The guidance states, among other things:

- it is important that the planning concerns of local communities are properly heard in matters that directly affect them
- the need for renewable energy does not automatically override environmental protections
- great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of planning proposals on views important to their setting
- protecting local amenity is an important consideration which should be given proper weight in planning decisions.

Of perhaps even more importance is the fact that Wiltshire county has already reached 320mgw of its target of 367mgw of solar power generation capacity – we don't actually need any more large scale solar arrays so start saying “No” now.

Conclusion – An interesting statistic is that roughly 70% of the Representation Letters were against the Application which should tell us something about the local opinion which has to be listened to by the decision-makers.

Of the 30% who supported the application 54% of them had an address in the Bake Farm area. Of course they have a right to express their opinions, though perhaps there should be some indication of a financial interest. I was also disappointed to read in one letter that “all objections are due to misunderstanding and are all inaccurate suggesting little or no informed evaluation has been done”. The letter writer provides no arguments for the proposal and does not seem to have read the many well-researched letters putting forward well evidenced reasons as to why the application should be rejected. I also note another comment that “most of the opponents will be NIMBYs”, a rather short-sighted view of what is actually a very complicated and wide reaching application deserving of serious consideration and argument from both sides.

CPRE South Wiltshire believes that the concerns raised previously and reiterated here have not been addressed and that we are still unhappy with the imposition of this array in this area and once again, for all these reasons, as well as those of the other objectors who have expressed their opposition over time, CPRE asks that this application be rejected.

We once again express the following concern. Where a Council planning officer has been involved in preplanning discussions with a developer, there arises with the developer a raised expectation that the Council planning department is leaning towards approval of the application. We therefore believe that different Council planning officers should be used to deal with the pre-application and with the application stages for any development application.

Planning Considerations

Principle

Policy CP42 of the WCS states that proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints. The policy specifically states that proposals will need to demonstrate how impacts on the landscape (particularly in and around AONB's), biodiversity, the local transport networks, residential amenity (including noise, visual amenity and safety), and the best and most versatile land will be satisfactorily assessed. In line with Central Government policy, Policy CP42 does not require applicants to justify the overall need for renewable energy development in either the national or local context. The supporting text with the policy specifically states that the policy applies to all types of standalone renewable energy developments, including ground mounted solar photovoltaic arrays.

In this case it is considered that the proposal does adequately resolve all site specific constraints, and that this is demonstrated in the supporting application particulars. It follows that the proposal complies with Policy CP42 and is, therefore, acceptable as a matter of principle. The specific constraints are considered further below.

A number of third parties have referred to a letter sent to local authorities in November 2013 by the then Minister of State for Energy & Climate Change. In this letter the minister refers to his keenness for the focus of growth for solar PV to be "on domestic and commercial roof space and previously used land". The letter also refers to the minister's awareness of concerns raised by the public about the potential growth of large scale solar farms, and his desire to "crack down" where they are inappropriately sited. With particular regard to planning policy the letter refers to both the NPPF and PPG policies as being relevant, as set out above. It also states that the DECC is "... encouraging local councils to get up-to-date local plans in place as soon as possible and to use the local plan to set out where renewable energy development should and should not take place".

Wiltshire Council has an up-to-date local plan in the form of the Wiltshire Core Strategy. The Strategy, and more particularly Policy CP42 referred to above, has been drafted with due regard to the NPPF and PPG, and was recently found to be

'sound' by the examining inspector in the context of this 'higher level' planning policy. It follows that the earlier requirements of the minister have, in fact, been satisfied.

Visual impact

The ES is informed by a Landscape and Visual Impact Assessment (LVIA). The ES Non-Technical Summary Addendum concludes that the application site is one of few suitable locations in terms of minimising adverse effects on visual amenity and landscape character for a large ground mounted solar scheme within the area to the west, south and south west of Salisbury. The key factors the summary sets out to inform this conclusion are:

1) The site lies at an elevated position close to a ridge. This means that there are few higher vantage points within the surrounding landscape which afford views down onto the site. The broad valley and ridge topography around Salisbury is such that any large scale array on the valley bottoms or steeper side slopes is likely to be far more prominent.

2) The site comprises gently sloping ground close to the top of the ridge and so appears as a narrow band in the landscape from those areas which do afford a view of the site. Although the array will occupy a large area it will appear as a relatively small feature.

3) The tree cover flanking the Old Shaftesbury Drove, which runs past the site along the top of the ridge, completely screens the site from land immediately to the north and from the far side of the valley to the north.

4) Trees flanking the Salisbury Road to the south restrict views from within the valley.

5) There are only three residential properties which are significantly affected by the proposed development, all associated with Bake Farm. No PRow crosses the site and the array can be shielded from those that run adjacent to it.

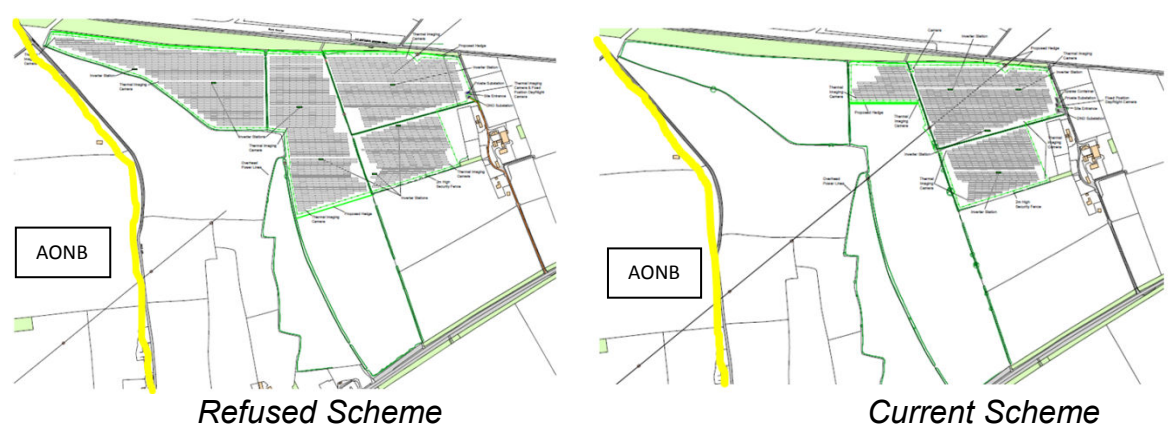
6) The site lies outside the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) in an area already adversely affected by a high voltage overhead electricity line.

Points 1 to 5 are accepted. By reason of its planned layout (which includes extensive landscaping to reduce impact) and the underlying topography, it is not considered that the proposal would have an adverse impact on distant views. Equally, by reason of its planned layout, proposed landscaping and the largely inaccessible characteristics of the site, it is not considered that the proposal would have a harmful impact on local views.

Regarding point 6, the application site lies outside the AONB but the previous application was refused planning permission in view of its prominence in views both to and from the AONB, contrary to the then emerging Policy CP51 of the Wiltshire Core Strategy. 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”.

The current planning application (which is for an amended / reduced proposal compared with that in the last application, and which has been further amended / reduced during the course of its consideration) differs from the last application in that the ‘footprint’, and so the spread, of the solar arrays has changed. The change mean that the overall impact is now much reduced in distant views, and the western edge of the ‘built’ extent of the proposed development is further away from the actual boundary line of the AONB. This is illustrated in the two extracts below.



Specifically, the arrays on the west side of the site have been pulled back 540m to the east. Additionally, the central arrays have been pulled 330m back, so removing them from the slightly steeper part of the site, and so visible only as a grey slither in distant views from the AONB. In terms of local mitigation, existing hedges would be maintained at heights appropriate to achieve screening, and new hedges and trees would be planted where either none exist at present or there are gaps.

As a consequence of these changes the ES concludes that only the upper sections of the first row of panels would be visible to observers standing at the key viewpoints around Coombe Bissett, and as the viewing distances are typically over 1.5 km the arrays would be perceived as a slight colouration in the landscape only rather than a built-up feature. The ES further concludes that this slight impact would reduce in any event as landscaping establishes. These conclusions are illustrated by way of ‘before’ and ‘after’ photomontages which (as with the last application) are attached as an annex to this report.

Overall these reductions to the proposed development have addressed the reason for refusal of the last planning application. It is considered that the landscape in this area can accommodate this proposal without causing harm to visual amenity and the Area of Outstanding Natural Beauty in particular.

Agricultural Land Classification and Site Selection

The NPPF states that *Local planning authorities should take into account the economic and other benefits of the best and most versatile land. When significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use poorer quality in preference to that of a higher quality.* The PPG requires local planning authorities to consider ... *where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.*

The planning application is accompanied by an Agricultural Land Quality and Site Selection Update report dated January 2015. This provides details of the agricultural land classification grade and justification for selecting the site in any event. The report concludes that the agricultural land classification is Grade 3a which means it is amongst the best and most versatile agricultural land within the nation's land resource, but it is at the lower end of the 'best' categories (which cover grades 1, 2 and 3a).

To justify the land's use as a solar farm the site selection element of the report considers a number of factors summarised as follows:

- An analysis of the wider area shows that there is no other suitable lower grade land at grades 4 and 5, and that it would be impractical to survey all grade 3 land to determine 3a or 3b status;
- An analysis of the wider area has revealed no suitable brownfield land within reasonable proximity and no existing buildings of sufficient size / availability to accommodate a solar farm at this scale;
- The proposed solar farm would be temporary (25 years), and the land would revert to purely agricultural use at the end of this period with no detriment to its productivity;
- During the temporary life of the development the land would be used for livestock grazing in any event which is in the interests of the continuing success of Bake Farm and is in accordance with a proposed Farm Strategy Programme;
- The Farm Strategy Programme further includes a commitment by the applicant to invest in other improvements at the farm to ensure that, overall, its productivity is maintained and/or enhanced, with scope to include improvements to land quality (through more effective application of fertilizers, potential de-stoning of other land, state of the art systems for monitoring sheep, etc.). The full Farm Strategy Programme is attached as an annex to this report;

- The proposal 'stacks up' in all other respects (in particular, in terms of its impacts on biodiversity (which will be enhanced), visual amenity, highway safety, residential amenity, etc.).

Although the NPPF and PPG advise local planning authorities to seek to use poorer quality land, in this case it is considered that the applicant has demonstrated that use of Grade 3a land is necessary and appropriate. The necessity stems primarily from the lack of lower grade land in this area in general; and the appropriateness stems from the temporary nature of the development and its continued use for agriculture anyway, and the potential improvements to productivity at Bake Farm which would materialise via the proposed Farm Strategy Programme.

For these material reasons it is not considered that an objection to the proposal based on loss of higher grade agricultural land would be sustainable.

Ecology

The ES accompanying the planning application includes a chapter on ecology. The Non-Technical Summary notes that the application site is dominated by arable fields mainly bound by species-poor hedgerows. Some adjoining woodland was found to be of local level conservation value. Parts of the site are also considered to have potential as suitable locations for bats, small reptiles and breeding birds.

Impacts were considered in terms of the construction phase and the operational phase. The effects during the construction phase were mainly considered to be neutral although disturbance to nesting birds could be an issue. At the operational phase effects were generally considered to result in minor positive enhancement of habitats on site.

A number of mitigation measures have been identified. These are:

- Preparation and implementation of a Construction Environmental Management Plan. The CEMP would set out measures to prevent the spread of dust within the construction site and ensure risks associated with pollution during construction are minimised. It would also define key haul routes.
- Preparation and implementation of a Landscape and Ecological Management Plan. The L&EMP would set out management prescriptions for the life of the development, including for meadow mixture planting beneath the solar arrays.

The WC Ecologist supports these proposed measures, subject to conditions. Overall there would be a minor beneficial effect on local ecology.

Archaeology

The ES includes a chapter on cultural heritage. The WC Archaeologist is satisfied that this properly addressed potential impacts on archaeology and recommends a condition accordingly. There are no impacts on other heritage assets.

Highway Safety

Access to the site is required primarily for the purposes of construction and decommissioning, when the majority of vehicle movements would occur.

Construction (and later decommissioning) would be over an approximate 14 week period resulting in an estimated peak of 4 deliveries per day. A maximum of up to 120 construction workers at any one time would be required on site during daylight hours, coming and going in cars, vans, mini-buses, etc. Parking would be provided on site. All vehicles would access the site via the A354.

During the operational phase (which is the majority of the time) movements to and from the site are likely to be limited to maintenance and cleaning vehicles, and equipment inspection vehicles, maybe once or twice per year.

The WC Highways Officer is satisfied that the proposal raises no highway safety issues. Access to the site is adequate, as are the proposed temporary measures for managing construction vehicles on the site during the construction and decommissioning phases.

Residential amenity and other considerations

The site is distant from most residential properties, and consequently the proposal should not raise amenity issues. Those properties nearest are at Bake Farm itself. The outlook from these properties would be safeguarded through adequate separation and proposed landscaping, and any disturbance caused during the construction phase would be insignificant and short term in any event.

Glint and glare has been raised by third parties as a potential issue, and is addressed in the EA. Defining the terms, glint is specular reflection produced as a direct reflection of the sun on the surface of the solar panel. It occurs on smooth surfaces such as glass and steel. Glare is scattered reflection of light and is significantly less intense than glint, and is produced from rougher surfaces such as tarmac.

Solar PV panels are designed to absorb light and thus they have a lower level of reflectivity than conventional window glass. Glint is therefore less than that produced by conventional glass. It also varies depending on the ambient light level and direction to the receptor. In this case, in view of the proposed angle of the panels the ES states that ground based reflections would only occur at certain times of day from then end of March to mid-September, but even then only to the west in the morning and east in the evening, and when prevailing weather conditions allow – glint does not occur when it is cloudy.

The ES further states that glare is unlikely to be an issue as solar panels are designed to maximise absorption of light with surfaces that are anti-reflective and diffusing. As a result localised glare can occur in very close proximity but not from any distance. At distance glare would only be perceived as a lighter area in the landscape.

So, by reason of their design, and short term impact on the receptor standing at a particular point, glint and glare are not considered to be issues in this case. This conclusion is agreed by the WC Environmental Health Officer.

Concern has been expressed by some third parties that the high value equipment kept at the site will attract criminals to the area. The proposal includes security

measures through fencing and surveillance cameras which would act as a deterrent. Crime in general is a matter for the police in any event.

Concern has been expressed about potential flooding – in particular, run off towards the A354. The application is accompanied by a Flood Risk Assessment which points out that the site will remain effectively green-field post development with the ground beneath remaining permeable. It follows that there would be no change as far as surface water run-off is concerned with no likelihood of increased flooding elsewhere. Notwithstanding this, the Environment Agency requests a condition requiring submission of a scheme to limit surface water run-off, and this is recommended accordingly.

Conclusion

This planning application is a considered response to the last application which was refused planning permission. It proposes a much reduced solar farm, and it demonstrates that this can be accommodated on the site without harm to interests of acknowledged importance, including the nearby Area of Outstanding Natural Beauty.

More particularly, it has been demonstrated that the application complies with both current local and national planning policy which are as a matter of principle supportive of proposals for sustainable renewable energy development. For these reasons the application is recommended for approval subject to conditions. The recommendation is made with full regard to the contents and conclusions of the Environmental Statement which accompanies the planning application.

Recommendation

The recommendation is to grant planning permission. However, as the committee meeting will take place before expiry of the current / third public consultation exercise for the application, the recommendation is presented so that the committee should authorise the Area Development Manager (South) to grant planning permission using his 'delegated powers', this subject to no further representations being received raising fundamentally new issues which he considers would require further consideration by the planning committee. The reason for this approach is to ensure that all representations are fully and properly taken into account and to enable the application to be decided within statutory timeframes (the 16 wk determination period for this application expires 6 March 2015).

Recommendation

That on expiry of the current outstanding public consultation exercise the Area Development Manager (South) be authorised to GRANT planning permission subject to conditions, this subject to no further representations being received raising new issues which he considers would require further consideration by the planning committee

- 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:

no. 1020-0200-05 Iss 03 dated 10/07/14
no. 1020-0201-01 Iss16 dated 11/12/14
no. 2658_200_Rev F dated 08/01/15
no. 1020-0208-71 Iss 02 dated 07/04/14
no. 1020-0208-50 Iss 02 dated 07/07/14
no. 1020-0208-10 Iss 01 dated 11/07/14
no. 1020-0207-13 Iss 02 dated 07/07/14
no. 1020-0206-09 Iss 02 dated 07/07/14
no. 1020-0205-01 Iss 02 dated 07/07/14
no. 1020-0204-00 Iss 02 dated 07/07/14
no. 1020-0201-20 Iss 01 dated 09/07/14

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

The solar installation and all related on-site built infrastructure (including inverter stations, CCTV cameras and poles, switch gear, access tracks, security fences, etc.) hereby granted shall be removed and the land restored to a condition suitable for agricultural use within 6 months of the PV panels ceasing to be used for the generation of renewable energy, or the expiry of 25 years after the date of first connection of any element of the solar farm to the National Grid, whichever is the sooner.

REASON: In the interests of amenity and the timely restoration of the land.

- 4 An aftercare scheme detailing the steps that are necessary to restore the land following cessation of the solar installation use shall be submitted by the applicant and/or owner to the Local Planning Authority at least 6 months prior to the removal of the PV panels and associated infrastructure.

REASON: To ensure the satisfactory restoration of the site for agriculture.

- 5 No development shall commence within the footprint of the approved development until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

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

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

- 6 Before construction works commence, a Construction Management Plan shall be submitted to and approved in writing by the Local planning Authority. The

Plan shall provide the following:

- A plan showing the position of all features which will be protected during the construction phase
- Details of measures to avoid spills of oils and other chemicals
- Details of measures to store and remove construction waste
- Details of 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

7

REASON: To prevent pollution and harm to wildlife during construction.

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

- a plan showing areas for the parking of vehicles of site operatives and visitors
- a plan showing areas for loading and unloading of plant and materials
- a plan showing areas for storage of plant and materials used in constructing the development
- details of wheel washing facilities
- details of measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- details of the programme for construction and removal of the temporary compounds required during construction
- details of the method of pile driving where this is to take place within 200m of any dwellinghouse.

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 Statement unless first further agreed in writing with 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.

8

Before construction works commence a Landscape and Ecology Management Plan shall be submitted to the Local Planning Authority for approval in writing. The plan shall cover the first ten year period after construction and then be reviewed and rolled forward until the end of the temporary planning permission period. As a minimum, the Plan will set out:

- Details of the current baseline condition of every 100m length of hedge

in terms of its height, width and position of gaps

- Objectives of grassland, hedgerow and tree management
- Details of proposed hedgerow and tree planting and grassland seeding
- Details of the regime of grassland, hedgerow and tree management to meet the 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 Plan shall be implemented as approved.

REASON: To safeguard wildlife interests.

- 9 Works involving the removal of hedgerows and/or ground preparation shall be carried out during the period 1st September to 28th February. In the event that it becomes necessary to carry out such works outside of this period, then the works will be preceded by a survey by a professional ecologist, and then only undertaken in accordance with the ecologist's written advice.

REASON: To safeguard wildlife interests.

- 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 connection of any solar array to the national grid or the completion of the development, whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

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

- 11 With the exception of sensor controlled security lights, there shall be no external lighting/illumination at or on the site unless otherwise approved by the local planning authority following the submission of a separate planning application.

REASON: To ensure the creation/retention of an environment free from intrusive levels of lighting and to protect the open countryside.

- 12 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.

- 13 No later than 6 months after the date any part of the solar farm hereby approved first becomes operational the applicant or operator and the

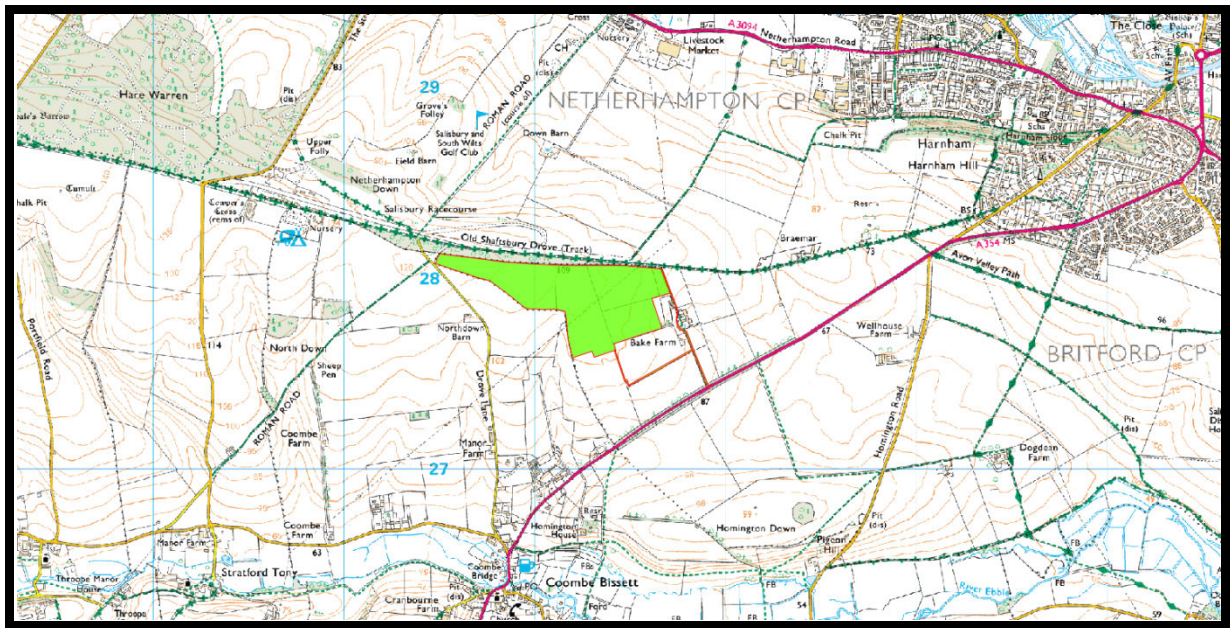
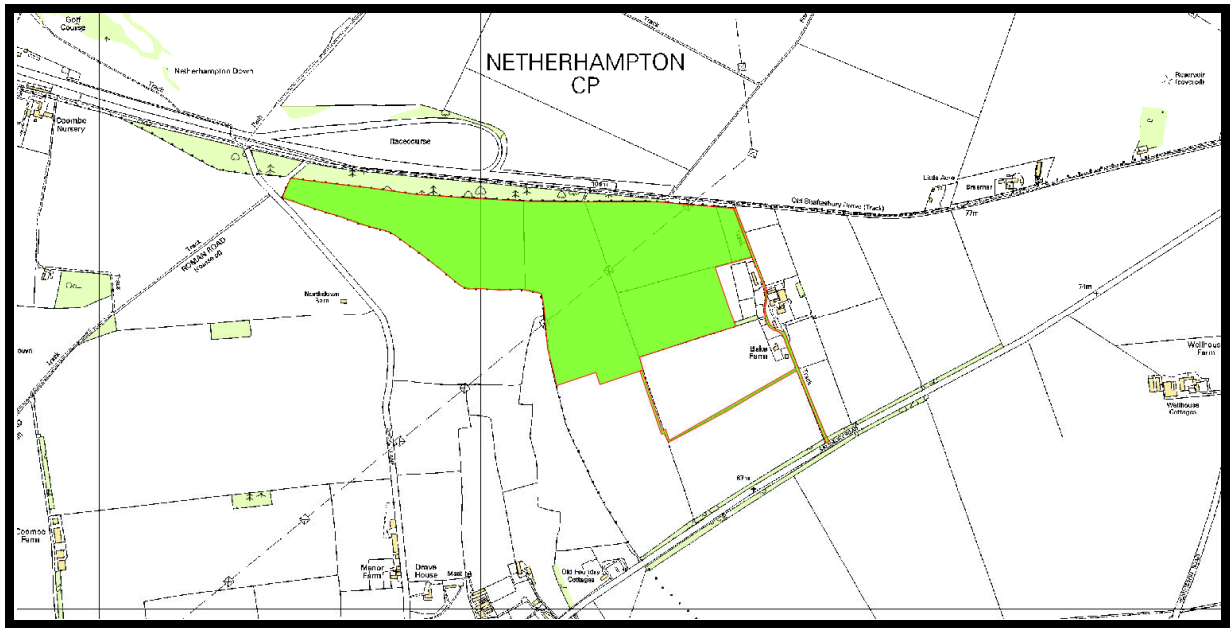
landowner shall implement the 'Proposed Measures' set out in the Farm Strategy Programme accompanying the planning application. A written record of the Programme's implementation shall be kept by the applicant or operator and landowner, and shall be made available to the local planning authority at any reasonable time at its request.

REASON: To maintain and/or enhance the productivity of the farm having regard to its soil quality.

- 14 No construction works or deliveries / collections associated with construction shall take place outside the hours of 7 am to 6 pm Mondays to Fridays and the hours of 8 am to 1 pm on Saturdays. There shall be no construction or deliveries / collections associated with construction carried out at any time on Sundays and Bank or Public Holidays.

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

14/10548/FUL - Land to the west of Bake Farm Buildings, Salisbury Road, Coombe Bissett, Salisbury, SP5 4JT



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Appendix 6.1

Figures for Chapter 6 Part 3 of 3

Landscape and Visual Impact Assessment

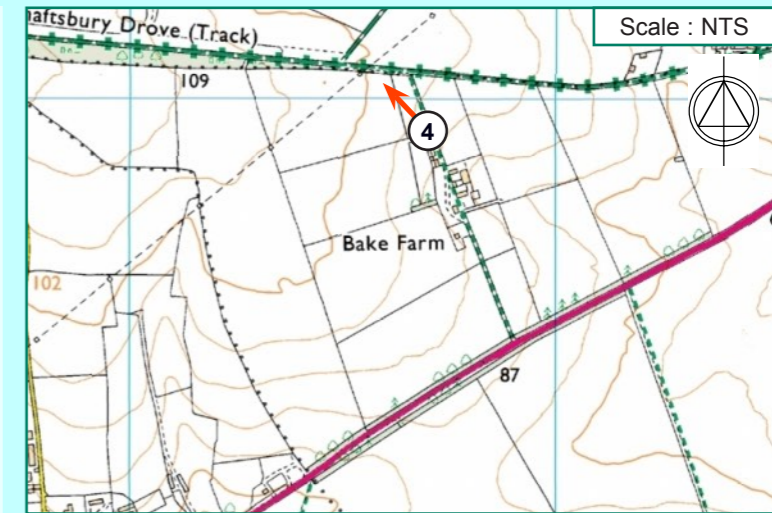
Rev D 17 December 2014



VIEWPOINT No 4 EXISTING

18 Dec 14 S:\PROJECTS\2658 - Bake Farm PV\MB\GRAPHICS\2658_LVIA\Figs_A3-L Page 56

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



BAKE FARM

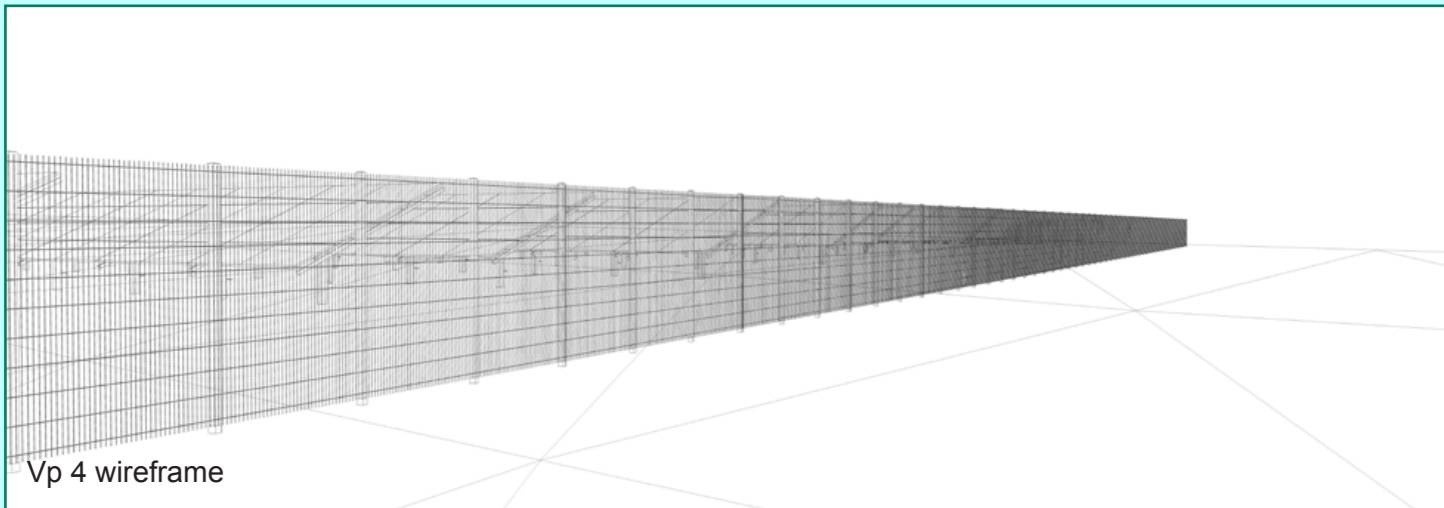
FIGURE 6.19.1a
Photomontages





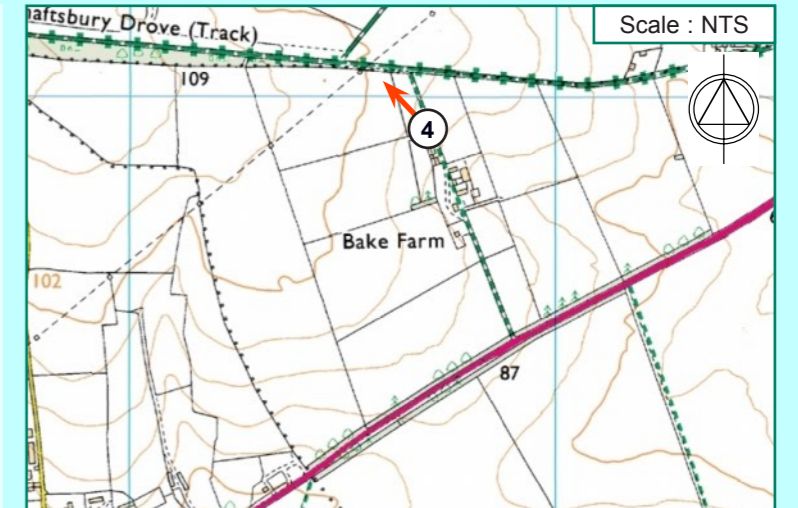
VIEWPOINT No 4 PROPOSED with no mitigation

18 Dec 14 S:\PROJECTS\2658 - Bake Farm PV\MB\GRAPHICS\2658_LVIA\Figs_A3-L



Vp 4 wireframe

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



BAKE FARM

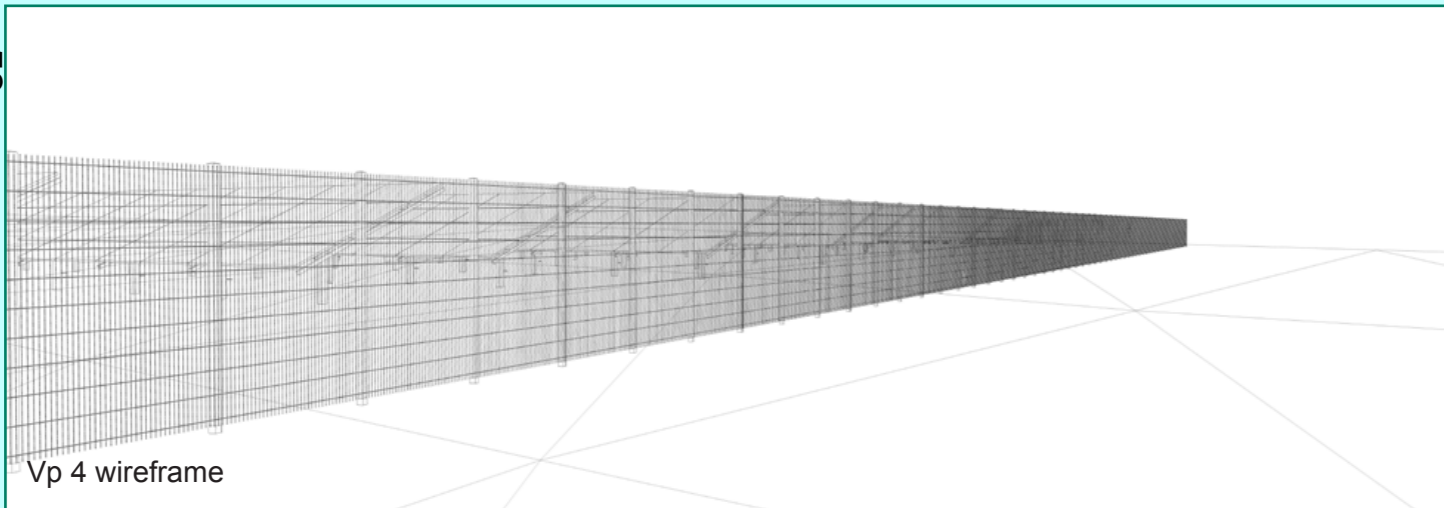
FIGURE 6.19.1b
Photomontages



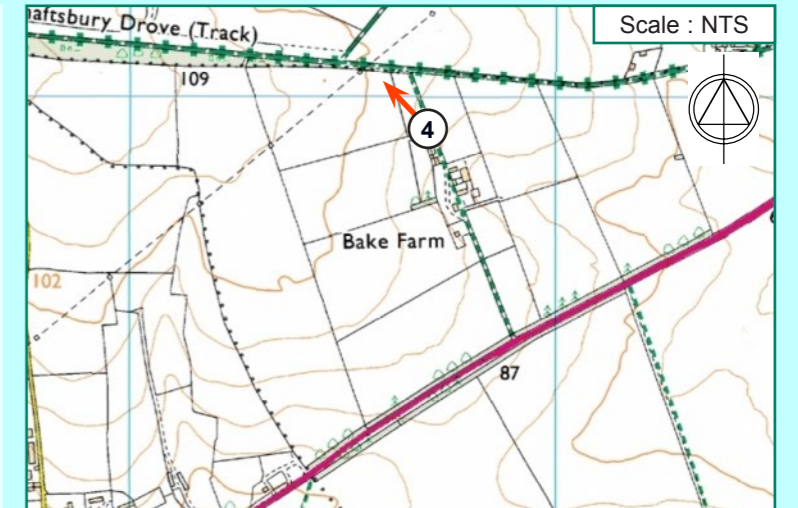


VIEWPOINT No 4 **PROPOSED** with mitigation shown after 5-7years growth

18 Dec 14 S:\PROJECTS\2658 - Bake Farm PV\MB\GRAPHICS\2658_LVIA\Figs_A3-L Page 58



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
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CAMERA/VIEWER HEIGHT: 1.8m
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BAKE FARM

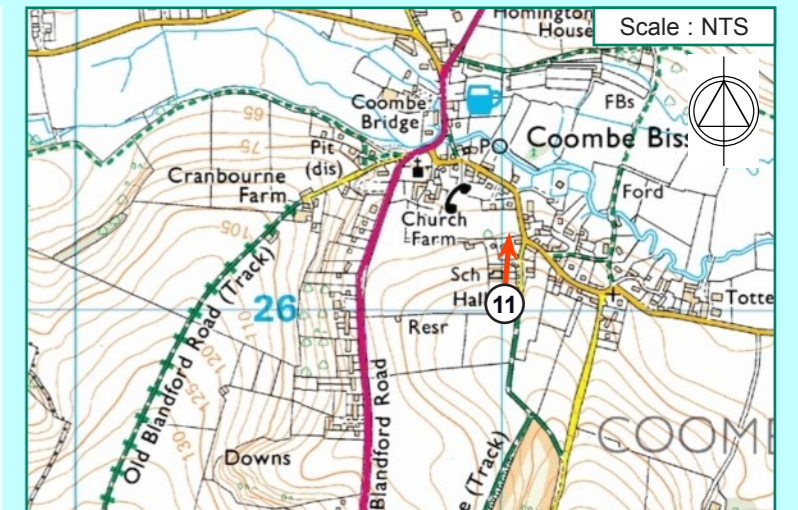
FIGURE 6.19.1c
Photomontages





VIEWPOINT No 11 EXISTING

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
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BAKE FARM

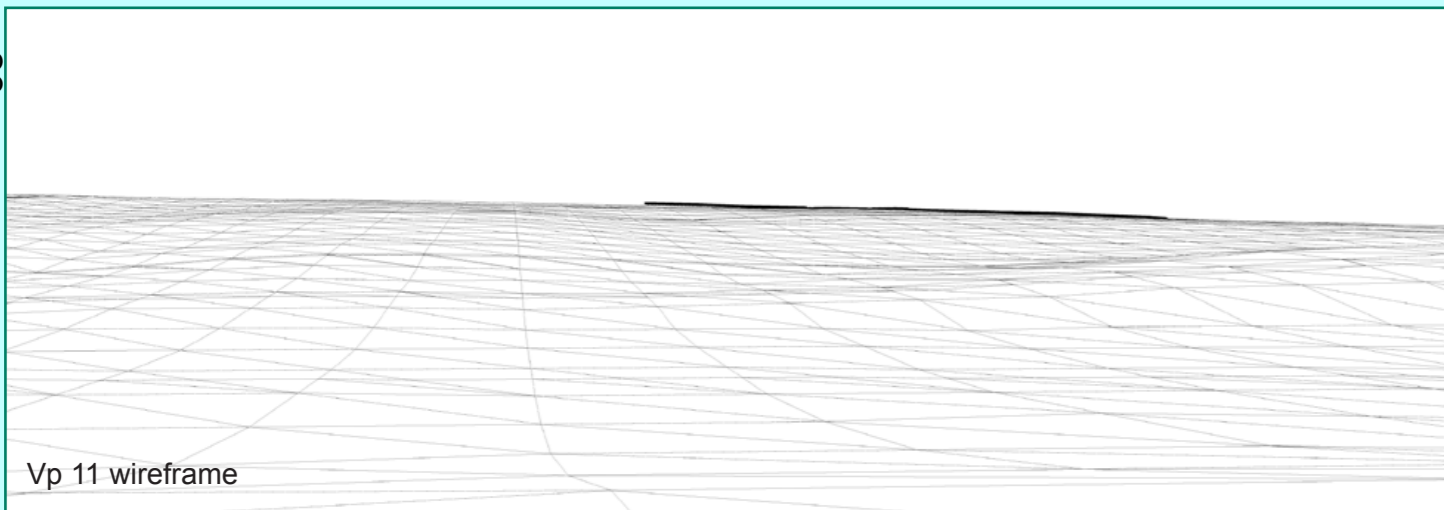
FIGURE 6.19.2a
Photomontages





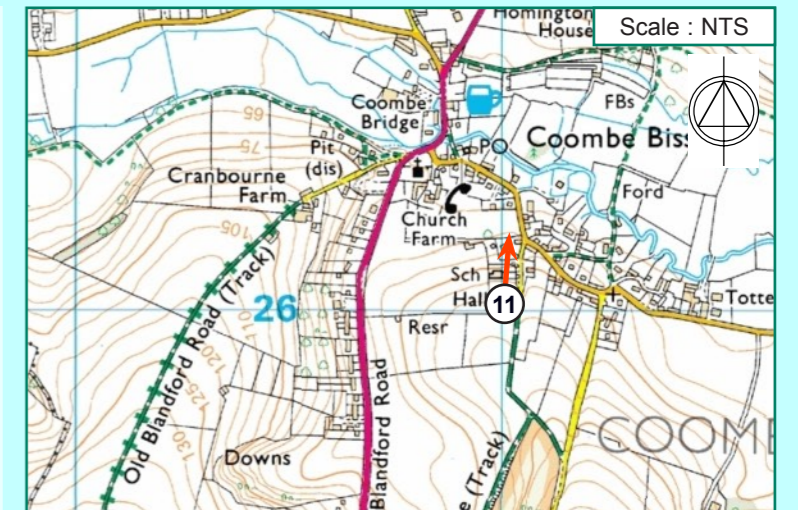
VIEWPOINT No 11 **PROPOSED** with no mitigation

Page 60
18 Dec 14 S:\PROJECTS\2658 - Bake Farm PV\MB\GRAPHICS\2658_LVIA\Figs_A3-L



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
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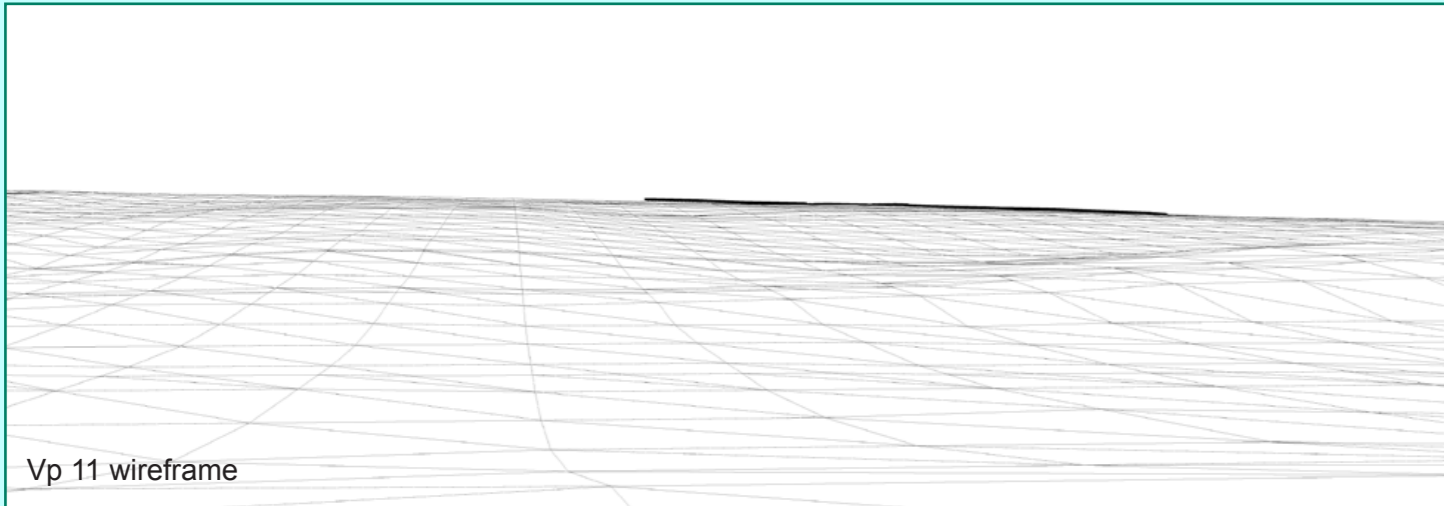
BAKE FARM

FIGURE 6.19.2b
Photomontages



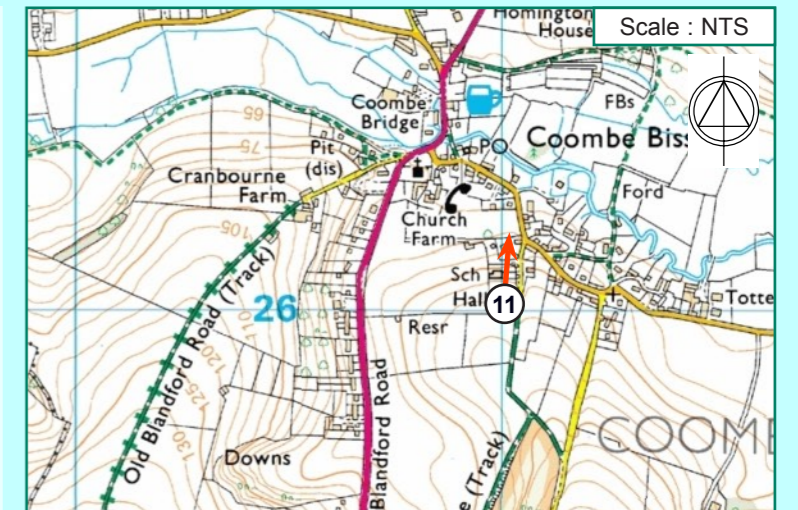


VIEWPOINT No 11 PROPOSED with mitigation shown after 5-7years growth



Vp 11 wireframe

VIEWPOINT: 11
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GROUND LEVEL ELEVATION: 89m AOD
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CAMERA: Nikon D40 digital SLR (18-55mm lens)
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CAMERA FOCAL LENGTH: 55mm



18 Dec 14 S:\PROJECTS\2658 - Bake Farm PV\MB\GRAPHICS\2658_LVIA\Figs_A3-L

BAKE FARM

FIGURE 6.19.2c
Photomontages

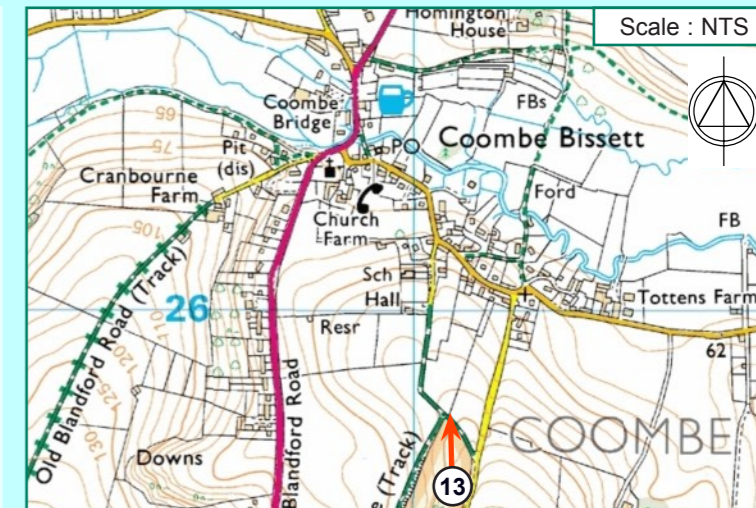




VIEWPOINT No 13 EXISTING

18 Dec 14 S:\PROJECTS\2658 - Bake Farm PV\MB\GRAPHICS\2658_LVIA\Figs_A3-L Page 62

VIEWPOINT: 13
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CAMERA/VIEWER HEIGHT: 1.8m
CAMERA FOCAL LENGTH: 55mm



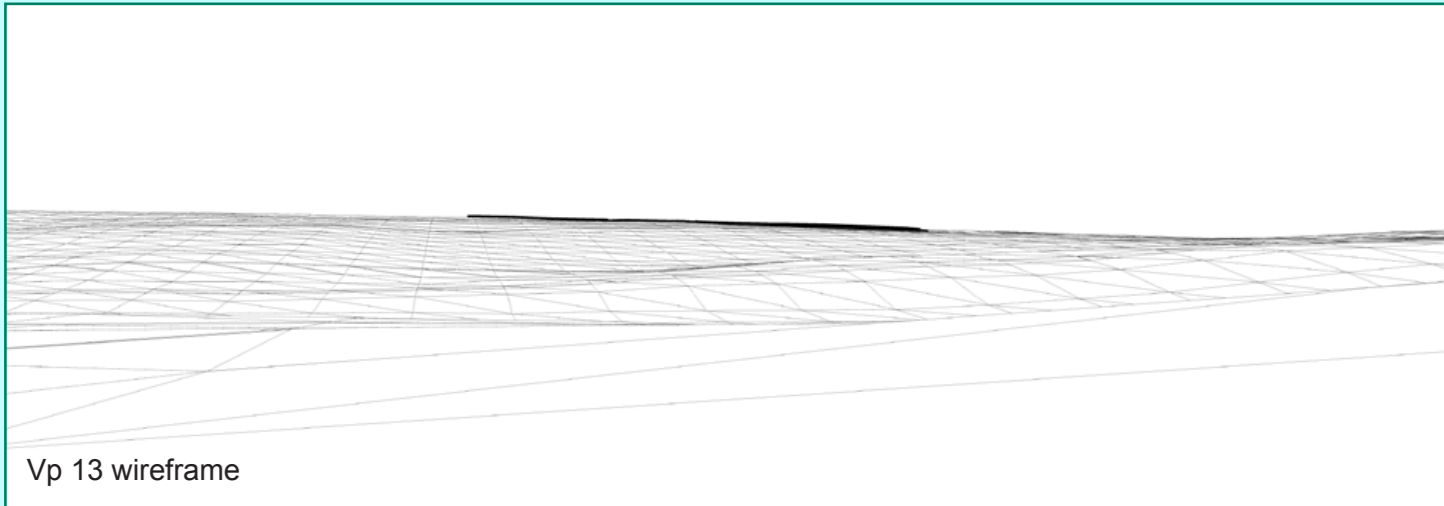
BAKE FARM

FIGURE 6.19.3a
Photomontages





VIEWPOINT No 13 PROPOSED with no mitigation



Vp 13 wireframe

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



18 Dec 14 S:\PROJECTS\2658 - Bake Farm PV\MB\GRAPHICS\2658_LVIA_Figs_A3-L

BAKE FARM

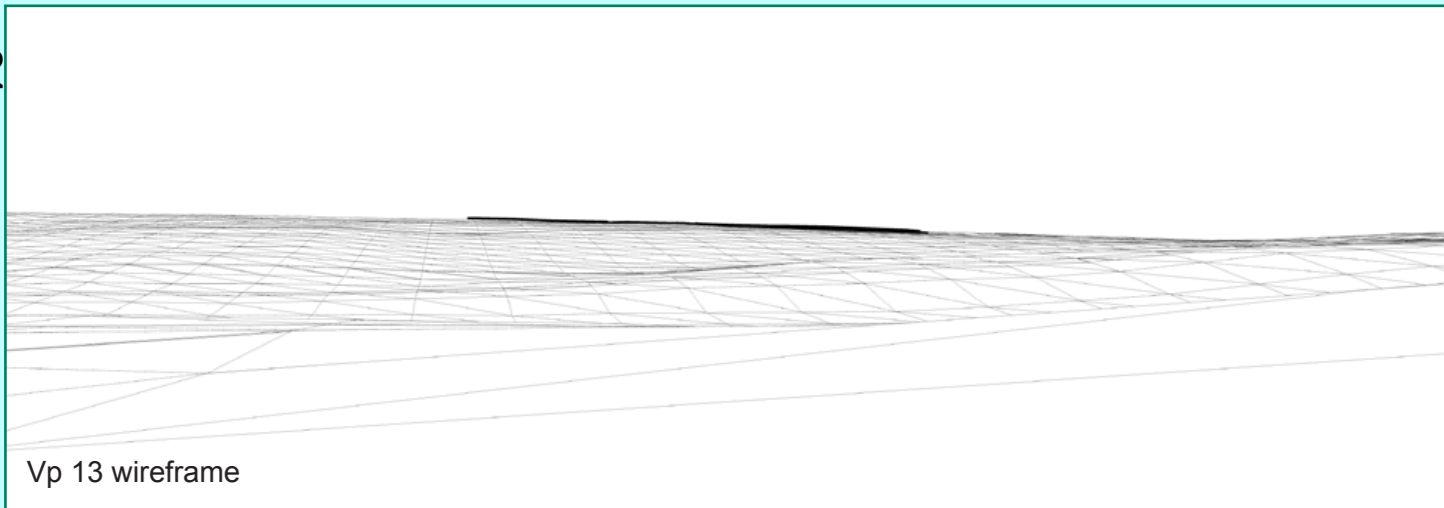
FIGURE 6.19.3b
Photomontages





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

Page 64
S:\PROJECTS\2658 - Bake Farm PV\MB\GRAPHICS\2658_LVIA\Figs_A3-L



Vp 13 wireframe

VIEWPOINT: 13
DATE OF PHOTOGRAPH: 24 April 14 @ 11:55
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DISTANCE TO SITE: 2km
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BAKE FARM

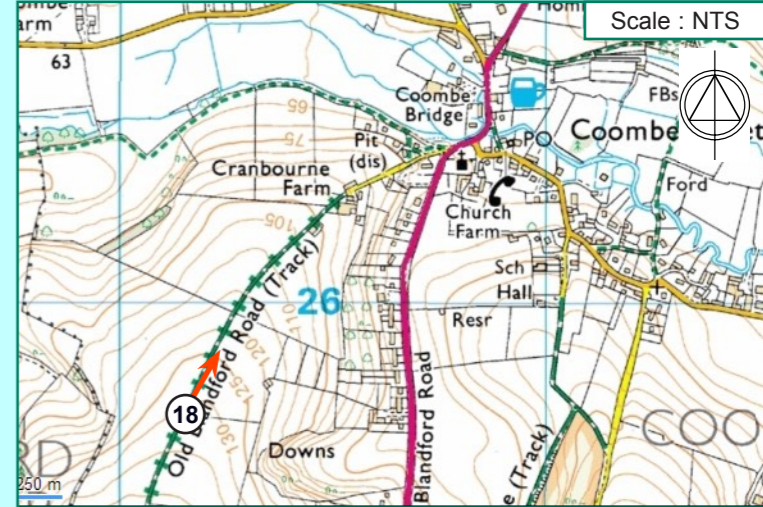
FIGURE 6.19.3c
Photomontages





VIEWPOINT No 18 EXISTING

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 Dec 14 S:\PROJECTS\2658 - Bake Farm PV\MB\GRAPHICS\2658_LVIA_Figs_A3-L

BAKE FARM

FIGURE 6.19.4a
Photomontages



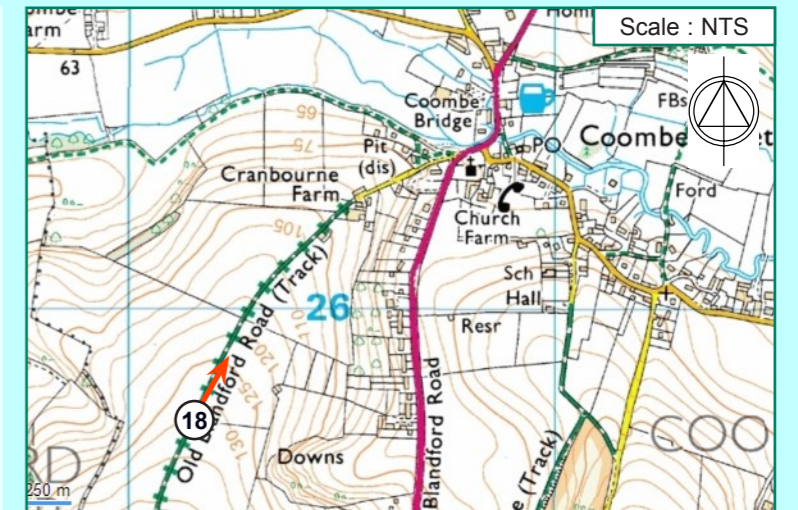


VIEWPOINT No 18 PROPOSED with no mitigation



Vp 18 wireframe

VIEWPOINT: 18
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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)
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CAMERA FOCAL LENGTH: 55mm



18 Dec 14 S:\PROJECTS\2658 - Bake Farm PV\MB\GRAPHICS\2658_LVIA\Figs_A3-L page 66

BAKE FARM

FIGURE 6.19.4b
Photomontages



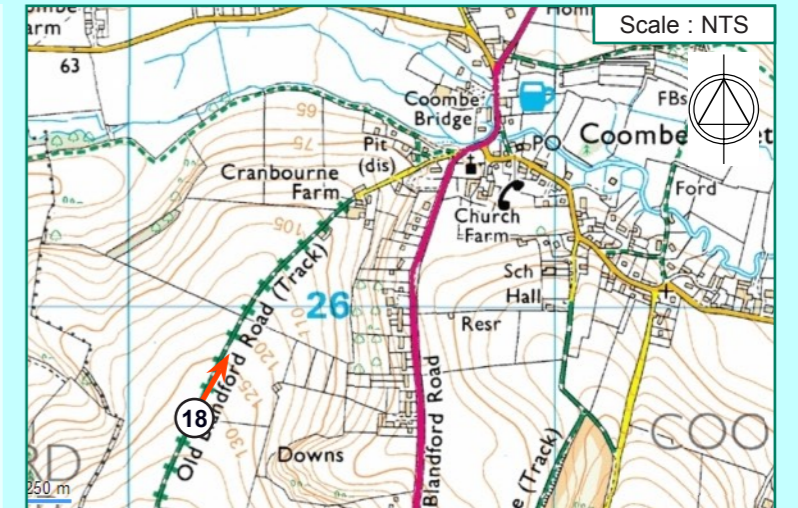


VIEWPOINT No 18 PROPOSED with mitigation shown after 5-7years growth



Vp 18 wireframe

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DISTANCE TO SITE: 2.2km
CAMERA: Nikon D40 digital SLR (18-55mm lens)
CAMERA/VIEWER HEIGHT: 1.8m
CAMERA FOCAL LENGTH: 55mm



18 Dec 14 S:\PROJECTS\2658 - Bake Farm PV\MB\GRAPHICS\2658_LVIA\Figs_A3-L

BAKE FARM

FIGURE 6.19.4c
Photomontages

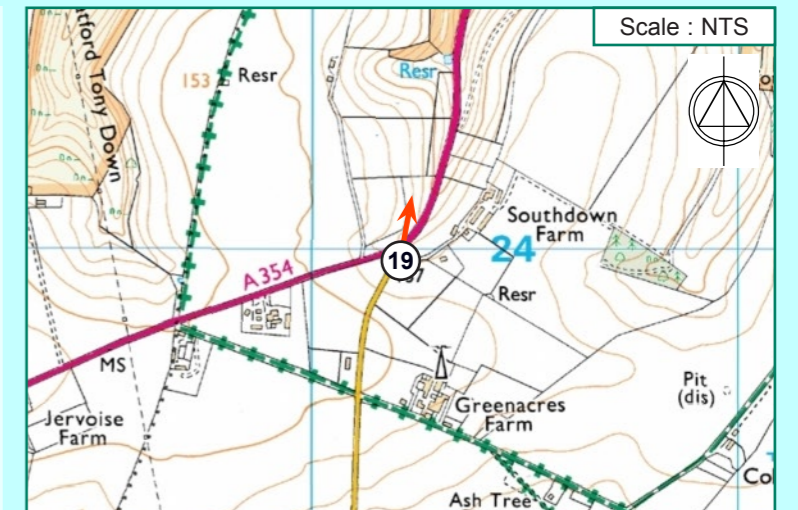




VIEWPOINT No 19 EXISTING

18 Dec 14 S:\PROJECTS\2658 - Bake Farm PV\MB\GRAPHICS\2658_LVIA\Figs_A3-L page 68

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



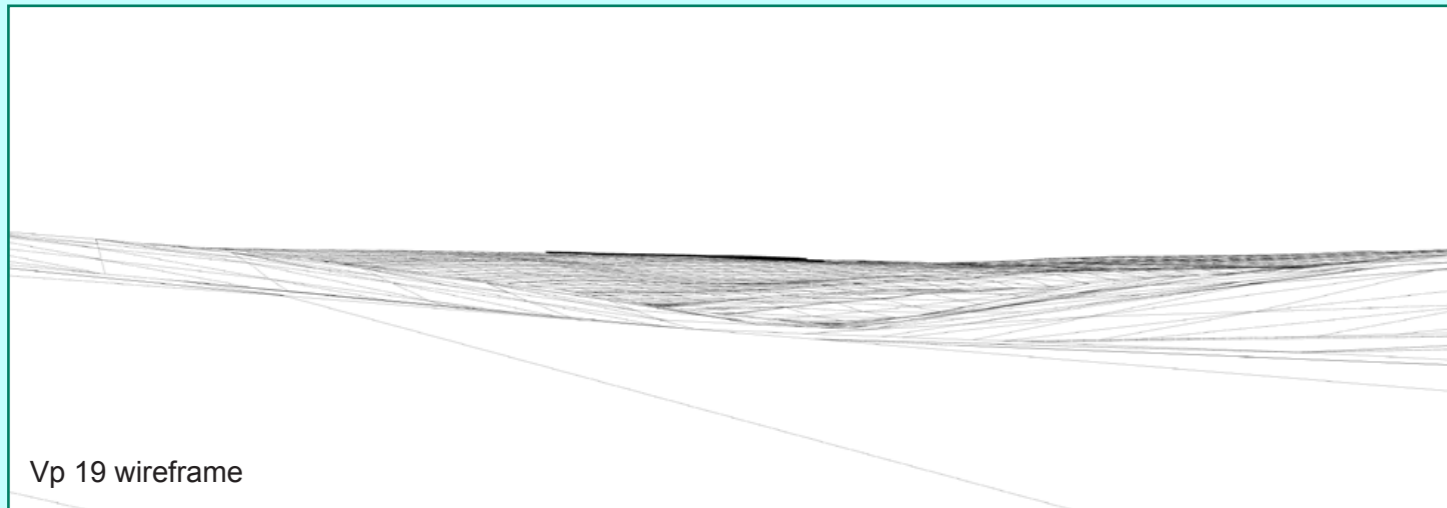
BAKE FARM

FIGURE 6.19.5a
Photomontages



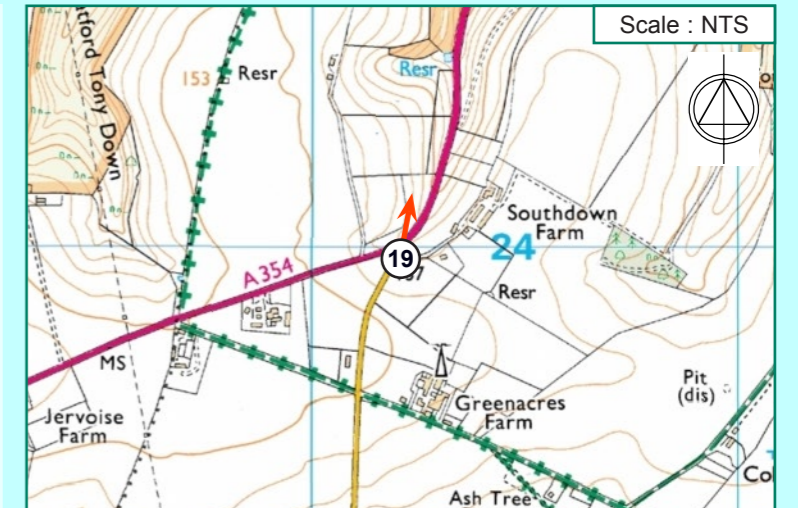


VIEWPOINT No 19 PROPOSED with no mitigation



Vp 19 wireframe

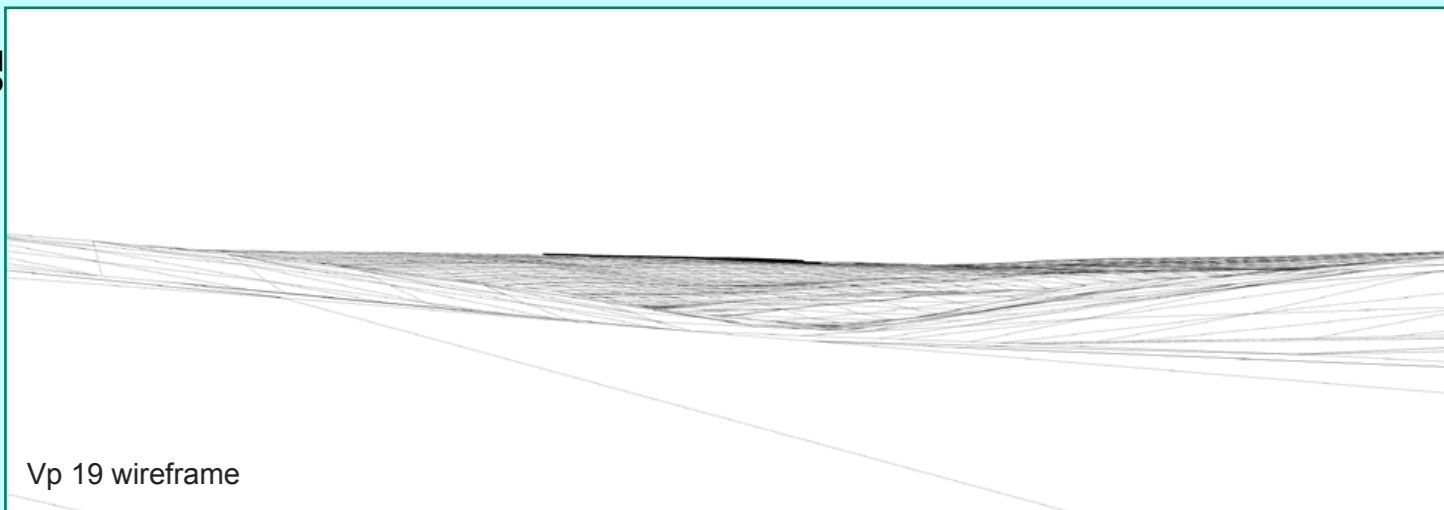
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CAMERA: Nikon D40 digital SLR (18-55mm lens)
CAMERA/VIEWER HEIGHT: 1.8m
CAMERA FOCAL LENGTH: 55mm





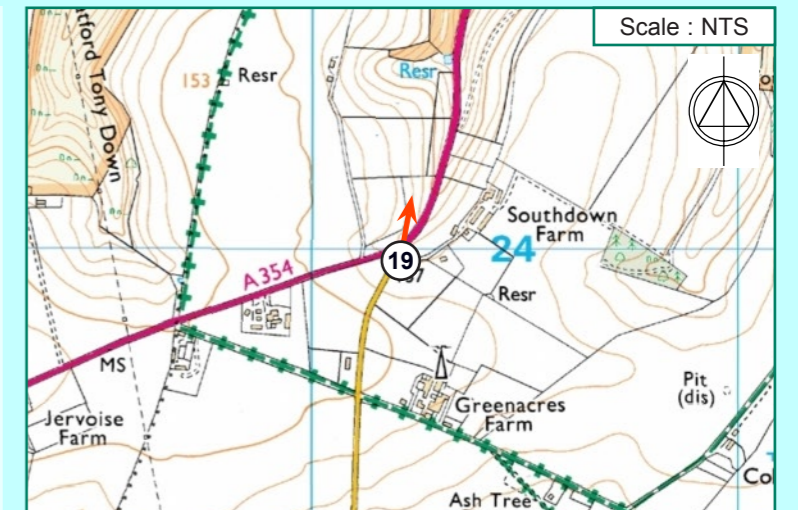
VIEWPOINT No 19 **PROPOSED** with mitigation shown after 5-7years growth

18 Dec 14 S:\PROJECTS\2658 - Bake Farm PV\MB\GRAPHICS\2658_LVIA\Figs_A3-L Page 70



Vp 19 wireframe

VIEWPOINT: 19
DATE OF PHOTOGRAPH: 24 April 14 @ 12:45
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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



Farm Strategy Programme - in connection with a proposed Solar Farm at Bake Farm.

1. Introduction

This farm strategy programme sets out the current agricultural operations at Bake Farm, before then considering the likely impact of the solar farm proposed by British Solar Renewables, and the measures that can be undertaken to ensure that the overall productivity of the farm is maintained and increased.

2. Current Farming System

Bake Farm is a predominantly arable unit; the soil is generally Clay Cap with large flints in many areas.

The crops grown are Oilseed Rape (for feed / biodiesel), Wheat (for feed / ethanol) and Barley (for feed / beer).

There is also a soft fruit enterprise, which is made possible due to an electric powered irrigation system, most of the fruit is sold through a 'pick your own' enterprise but a considerable quantity is picked for local shops and this is kept fresh in a cold store.

Bake Farm is run in conjunction with other owned/rented land where more arable crops are grown, there is also an organic sheep enterprise and there are many conservation projects. The agricultural unit comprises approximately 690 acres (279 ha) of which 370 acres (149 ha) is in arable production.

The development area of the proposed solar farm is approximately 10ha which is equivalent to just 3.5% of the total farm area, and just 6.7% of the total arable land. Even when the larger 12.6 ha 'fenced area' of the proposed solar farm is taken into account the proportions are 4.5% and 8.5% respectively. This is a small proportion of the available arable land.

A recent independent Agricultural Land Classification report (Brooks Development, January 2015) has confirmed the following with regards to the agricultural land quality of those fields proposed for solar development.

'Following the application of the survey criteria set out by the former Ministry of Agriculture, Fisheries and Food guidelines for agricultural land classification (MAFF, 1988) relating to climate, site, soil, and interaction factors the most limiting factor was soil stoniness, resulting in an ALC grade limitation of 3a for the site.....'High stone content can limit the versatility of agricultural land by limiting the choice of cultivation technique, accelerating wear on cultivators and interfering with crop development'.

3. Impacts of the Solar Proposal

A. Cultivated Area within the solar farm boundary

The proposed solar farm development would result in the temporary loss of 10 ha of arable land during the proposed operational period of 25 years. During this period livestock grazing would be undertaken within the fenced area of the solar farm. The temporarily lost area of arable land equates to 8.5% of the total arable land holding.

The dominant feature of the solar development, in terms of footprint, is the Solar PV panel and mounting frame. Other elements include fencing, cabling, security cameras and switchgear housings (inverters and substations). As the mounting frame sits atop the agricultural land surface, its deployment, operation and decommissioning will not result in the sterilisation of any agricultural land. The independent land classification report confirms that there will be no permanent effect on the agricultural land resource, and the grazing is a reduced intensity operation that will allow the land time to rest, recycle nutrients naturally, and potentially reduce the quantity of artificial fertilisers and pesticides accumulating in local soil and water resources.

B. Sheep grazing within the solar farm boundary

The owners of Bake Farm already have an organic sheep enterprise based at Broadchalke. Should the proposed solar farm be approved, the fenced area of the solar farm would also be grazed by this flock, enabling significant expansion in flock numbers and lamb output. The youngstock would be grazed on the grassland around the panels, and as there has been no livestock on this ground for over 30 years there will be very few worms and parasites allowing them to grow well before joining the breeding flock. In effect the area of grazing available to the farm would increase by 15% as a result of the solar farm, in turn allowing 12% extra lambs to be produced.

C. Ecological and biodiversity benefits

In addition to farm productivity considerations, the new planting of native hedgerows will result in biodiversity improvements, creating increased habitat for plants, vertebrates and invertebrates. This is confirmed in the submitted landscape and mitigation plan.

4. Proposed Measures to ensure continued farm productivity over the 25 year operational period

An amount of £20,000 would be made available to the farmer by BSR for measures to improve farm productivity, diversification and soil husbandry over the operational period of the solar farm.

These funds will be spent on measures similar to the following:

- Remaining land in arable scheme will be more efficiently fertilized due to funding of 'N-Sensor' (tractor mounted tool to apply optimal rate of nitrogen fertilizer at each individual part of the field) by BSR (Raising yield 5% (56t / yr.) and saving fertilizer).
- Investigation of whether the de-stoning of the worst flinty areas would be desirable. This could potentially improve the agricultural land classification, increase yield/productivity and reduce fuel usage. An initial focus would be the area under the solar farm, and the adjoining land within the planning application 'red line'.
- A Farm PV scheme could be implemented on farm buildings (subject to planning consent) to power irrigation and refrigeration, thereby allowing the expansion, increased efficiency and therefore retention of the current fruit enterprise.
- Introduction of organic matter into the remaining land. Again this could focus on either the solar farm or the planning application 'red line' area.
- Investment into electronic scales and electronic tag reading equipment for the sheep flock. This would enable more regular monitoring of flock and give early indication of any health issues that can be addressed before they become a problem; thus boosting flock welfare, output and efficiency.

Overall the productivity of the farm would be maintained and enhanced during the operational period of the proposed solar farm.

Report Outline For Area Planning Committees

Report No. 2

Date of Meeting	26 th February 2015
Application Number	14/09367/FUL
Site Address	Sarum House & Wandle House, Cow Drove, Chilmark, Salisbury, SP3 5AJ
Proposal	Demolition of 2 no. detached dwellings, and the erection of 6 no. dwellings; with associated parking, turning, landscaping, improvements to existing access, and a footpath link
Applicant	Mr Andrew Bracey
Town/Parish Council	Chilmark
Ward	Nadder and East Knoyle
Grid Ref	396885 132961
Type of application	Full Planning
Case Officer	Lucy Minting

Reason for the application being considered by Committee

Councillor Wayman has called in the application for the following reasons:

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design- bulk, height, general appearance
- Environmental/highway impact

Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission should be **APPROVED subject to completion of a section 106 obligation requiring payment of a financial contribution towards off-site recreation / open space provision and conditions.**

Report Summary

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

- Principle of development
- Scale, design, impact to character and appearance of adjacent Conservation Area, Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and the setting of the adjacent Black Dog public house (a grade II listed building)
- Residential amenity/living conditions
- Highway safety/parking
- Protected species
- Landscaping
- Ecology
- Drainage
- Archaeology
- Planning obligations

The application has generated an Objection from Chilmark Parish Council, letters of objection and letters of support.

Site Description

The site is within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), adjacent to the Chilmark conservation area (a designated heritage asset) and The Black Dog public house which is Grade II listed.

The site is a broadly square shaped plot of land extending to approximately 0.73ha in size and is located on the corner of Salisbury Road and Cow Drove. The site is contained by a large detached two storey dwelling and garden to the west of the site (Manora), and a large detached dwelling to the north (Apple Acre). Cow Drove connects the village with the A303 and has a mixture of two storey and single storey dwellings either side for approximately 300m from the junction with Salisbury Road.



There are two large detached, two storey dwellings on the site dating from the late 1960s with architecture and materials typical of this period (concrete block walling, render, and concrete roofing):



Wandle House



Sarum House

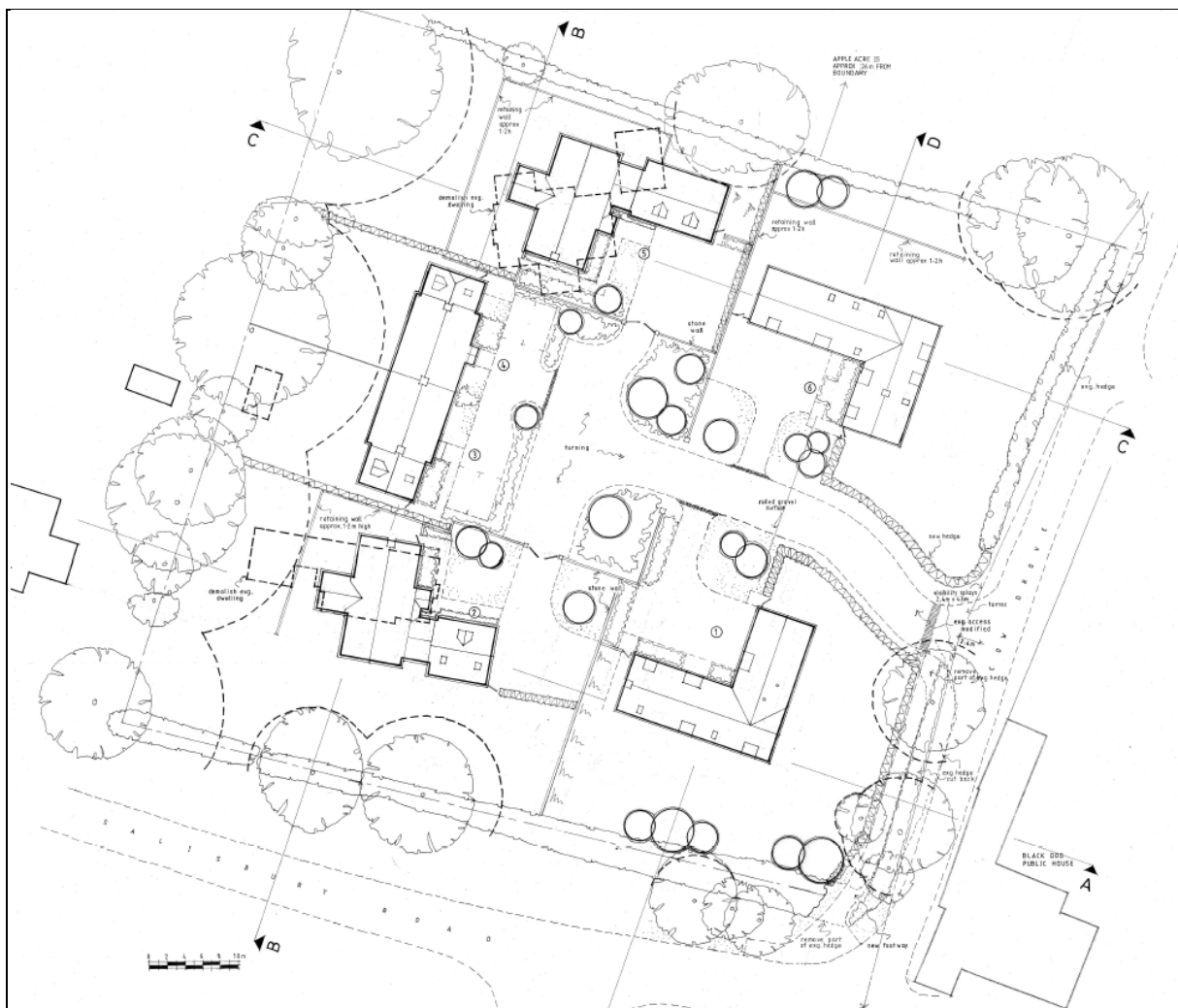
There are mature trees and hedging which define the perimeter of the site to Salisbury Road and Cow Drove and this end of the village (north and west of the public house) has a distinctive scale and pattern of development, massing of buildings and plot widths which creates a characteristic spaciousness and verdant rural character.

Planning History

Application ref	Proposal	Decision
14/02217/FUL	Demolition of existing 2 detached dwellings and the erection of 9 dwellings; with associated parking, turning, landscaping, improvements to existing access, and a footpath link	Withdrawn

The Proposal

It is proposed to demolish the existing dwellings on the site and redevelop with 6 dwellings (a net gain of 4 dwellings) with access road, garages, parking areas and landscaping.



Four, 5 bedroom detached properties and a pair of 3 bedroom semi-detached units are proposed. The design and access statement explains that the proposed development is for 'two detached houses in a cottage design, a pair of semi-detached cottages consistent with 17th and 18th century buildings in Chilmark and a pair of buildings that resemble ancillary buildings converted to domestic accommodation at a later date...using local vernacular architecture'.

It is proposed to use local traditional materials (natural stone, brick and render for the elevations and clay tiles/slates for the roofs).

The development will be accessed via the existing shared central driveway onto Cow Drove and a footway is proposed to the south of the vehicular access.

Planning Policy

The Wiltshire Core Strategy (WCS) - adopted by Full Council on the 20th January 2015:

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP27 (Spatial Strategy for the Tisbury Community Area)

CP41 (Sustainable construction and low carbon energy)

CP43 (Providing affordable homes)

CP50 (Biodiversity and Geodiversity)

CP57 (Ensuring high Quality Design and Place Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

Saved policies of the Salisbury District Local Plan:

R2 (Open Space Provision)

Wiltshire Local Transport Plan 2011-2026:

Car Parking Strategy

Government Guidance:

National Planning Policy Framework (NPPF) March 2012

NPPG

Supplementary Planning Guidance:

Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006

1. Summary of consultation response

Ecology

No objections subject to conditions (bat roost mitigation; retention of perimeter vegetation and replacement planting for losses; timing of removal of vegetation to not affect breeding birds) and informatives relating to reptiles and bats.

Highways

No objections subject to conditions (visibility splays to be provided, details of new paved footway and all associated highway works, 5m of site access consolidated and surfaced, gradient no steeper than 1 in 15 for first 5m, discharge of surface water from access/driveway).

It is considered that the proposed residential development will not have any significant impact on highway safety and I therefore recommend that no highway objection be raised to this application subject to conditions.

The proposed southern 'y' distance shown on amended Drawing no. 121204-110 B measures approximately 33 metres along the carriageway edge, which equates to a vehicle speed of 25 mph. Whilst this falls below the 43 metres recommended in Manual for Streets for a speed of 30mph, I am satisfied that vehicles entering Cow Drove will do so at a speed well below 30mph and in my view the proposed visibility splays are adequate to serve the new residential development.

In the three year period ending August 2014, there has been only one reported road traffic accident at the B3089/Cow Drove junction. This occurred in the dark, in fog in March 2014, involving a motor cycle and resulted in slight personal injury.

Turning head within the site appears suitable for refuse vehicles to turn.

Road would not be adopted.

Wiltshire Council Waste

Support subject to conditions.

Need a suitable road surface for our collection vehicle and turning area to turn around. If the road is not going to be adopted we would need an indemnity form signed so that we can use this road.

Wessex Water

The sewer flooding in Chilmark is directly related to the widespread groundwater flooding experienced over the last few winters. Highway groundwater levels influence the risk of flooding due to infiltration into drains owned by members of the public as well as sewers owned by Wessex Water. In these circumstances, Wessex Water, working in isolation is unable to provide a satisfactory solution as much of the inundation arises due to groundwater infiltration into pipes owned by individuals or individuals using the sewer system as a land drain in order to protect their property from high groundwater.

Wiltshire Council are the Lead Local Flood Authority and have duties under the Flood and Water Management Act 2010 to develop, maintain, apply and monitor a strategy for local flood risk management including groundwater management.

Because of sewer flooding under high groundwater conditions, Wiltshire Council as the Local Planning Authority and Local Lead Flood Authority should restrict development until groundwater measures can be put in place.

Drainage

No objections subject to conditions

Wessex Water is correct that ground water measures should be put in place before too much additional property development takes place in Chilmark. Further investigations are to be carried out to begin proposals for a flood alleviation scheme for Chilmark but this is at a very early stage.

In this case the developer is showing a great deal of responsibility by including additional soakaway capacity to ensure an over capacity of at least 40% and provided this is implemented, the development should not exacerbate any outstanding groundwater flooding/foul drainage issues in the area identified by Wessex Water.

No objections subject to condition that soakways are provided in accordance with the details submitted to ensure satisfactory surface water drainage from the site.

Archaeology

No objections - This site has been archaeologically evaluated under a previous application (14/02217) and no significant archaeological remains were present in the trenches. I therefore consider it unlikely, on the evidence available to me at present, that heritage assets with an archaeological interest would be affected by this proposed development.

Public Protection

No objections - Recommend condition restricting hours of construction work. No concerns relating to contaminated land at this site. Reference to no burning of waste should take place on site (which can be added as an informative to any consent).

Open Space

The R2 contributions will be sought for the net dwelling increase - a single 3 bedroom dwelling, plus 3 x4 bedroom dwellings (existing 2x 4+ bedroom dwellings to be demolished). The contribution requested is £8,133.

Affordable Housing

Wiltshire Core Strategy policy 43 recommends that on sites of 1 to 4 dwellings (net) there will be no affordable housing contribution required. Therefore there is no requirement for an affordable housing contribution to be made in respect of this application.

Conservation

No objections - The revised proposals would have very limited impact on the setting of the adjacent Chilmark Conservation Area and the grade II listed pub. The retention of trees and planting along the side of the lane would preserve the character of the street and, providing that they continue to be retained, will provide a significant level of screening and reduce the potential for any sense of suburbanisation.

I have reviewed the additional information submitted mid-December and have no additional comments to make regarding impacts on the setting of the LB and CA.

AONB

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 the area. The NPPG and NPPF confirm that the AONB and its Management Plan are material considerations in planning where the presumption in favour of sustainable development does not automatically apply within AONBs and that the planning system should protect and enhance valued landscapes and great weight should be given to conserving landscape and scenic beauty.

Consider that the site is a major application as the site area is greater than 0.5 of a hectare of residential development. Whether it is major in relation to the decision making process is a matter for the local planning authority to decide in decision making capacity.

If you are minded to approve the application the AONB recommends that no external lights are permitted unless they are specifically approved by the Local Planning Authority and comply with the AONB position statement on Light Pollution.

The AONB position is that if the site is to be redeveloped then it has to be done in a way that conserves and enhances the local environment. That means the location of the proposed development within the site and the mitigation screening and planting needs to be carefully assessed so that it achieves all the stated objectives. The local community have cast a number of doubts on whether that is the case and I have advised the applicant to have landscape professional judgements provided by a fully qualified landscape architect.

Urban Designer

Object – Development is contrary to Core policy 57 (i) & (iii) for the following reasons:

Principally as a result of the proposed semi detached dwellings (plots 3 & 4) the proposed layout and built form would be out of character with the distinctive scale and pattern of existing development, massing of buildings and existing plot widths that create a characteristic spaciousness and greenery to this end of the village north and west of the Black Dog PH. This is well appreciated along Cow Drove comprising detached houses set well back from the lane, spaced well apart and surrounded by spacious grounds that enhance this setting.

In contrast to 'Oxley', 'Highcroft' and neighbouring dwellings on Cow Drove the proposed semi detached dwellings would introduce a substantially increased density of development, narrower plot widths, and an uncharacteristic close spacing and resulting collective mass with the adjacent proposed dwellings to plots 2 and plot 5 on the slope up the western half of the site. This is emphasized by the relatively cramped and awkwardly accessed car parking provision shown for the semi detached dwellings with insufficient space for on plot visitor parking, and the comparably limited 'front garden' area to these dwellings and to plot 5.

The application site rises back from the site entrance and some 7 metres from the road junction at the corner with the Black Dog PH up to Wandle House and any

mitigation of the visual impact of this collective mass of proposed building on Salisbury Road and Cow Drove would appear to be dependent on a belt of perimeter screen planting which appears to belong to each plot, whereas substantial loss of leaf cover, thinning or removal of this vegetation would reveal this significant and uncharacteristic mass of building on the slope of the site.

The proposed individual plot size and width, building footprint to plot ratio, positioning of dwellings centrally within plots and spacing apart of dwellings should not significantly depart from neighbouring 'Oxley' and 'Highcroft'; This indicates the semi detached dwellings to plots 3 & 4 should be deleted and these plots combined with plots 2 and 5 to give four proposed detached dwellings on roughly square equal sized plots. This would enable placing proposed dwelling 5 further back from the north boundary to the existing general rear line of 'Wandle House' and pulling proposed dwelling 2 back to the existing Salisbury Road building line of 'Sarum House' so that this relationship with adjacent properties is maintained, particularly avoiding the increased presence and overlooking of 'Manora' and particularly 'Apple Acre' from the proximity of the long north facing elevation of dwelling 5.'

Under 'Scale' on page 11 & 12 of the Design & Access Statement it states that '...by keeping the height of the dwellings to a modest level it ensures that the differential in levels across the site will not materially alter view of the site.' Site wide elevations/sections required taking in each of the proposed dwellings in both directions and extending beyond the site to include Salisbury Road, Cow Drove and the Black Dog PH and for these to include both the proposed and existing ground lines to indicate any cut and fill, show any building plinths, garden retaining walls or steep embankments necessary. The existing and proposed ground lines should also be indicated on the individual dwelling elevation/plan sheets and the proposed site plan. Proposed floor and key external levels should also be indicated on the proposed site plan.

It would appear that substantial setting of the dwellings into the bank may be desirable if the scale and visual impact of the dwellings generally is not to be enlarged in this way. The intention of appropriately keeping the eaves and ridge height down on dwellings 1 and 6 as shown could be negated if there is a need to partially project these dwellings on raised ground or a substantial plinth above the existing site levels which could have a bearing on the setting with Cow Drove, Salisbury Road, and the Black Dog PH.

Review of the revised drawings and site sections:

The ridge height of dwelling to plot 1 is shown around 2.5 metres above the lower rear ridge height of the Black Dog PH. I consider this would present a significant roofscape rising above the pub roof in the long view looking west along the Salisbury Road towards the pub and junction with Cow Drove as it is much further forward towards the pub than the existing dwelling and extends further back in a north direction. To minimise this visual impact I consider the north wing (the north/ south roof) of dwelling 1 should be reduced to a single storey from a ground floor window head eaves line above the utility and garage i.e. Bed 2 omitted and the bath shower room wholly contained within the one and a half storey East/ west roof. This would appear to reduce the overall ridge height difference to around less than 0.5 metres.

This still leaves a substantial dwelling for plot 1 (4bed 7 person).

I still consider that the semi detached dwellings are uncharacteristic as I previously explained and should be omitted. This is reinforced by Fig C photomontage submitted in the letter from the applicant dated 14th December which emphasises the uncharacteristic building mass this introduces where dwellings 3 /4 appear to visually join up and merge with dwellings 2 and 5 without a clear break.

Energy Policy Officer

The minimum requirement under the Adopted Core Strategy policy CP41 is for Code for Sustainable Homes (CSH) Level 4 which will require a pre-assessment statement and a design certificate from a registered code assessor – NOTE – Officer's have been advised not to apply Core Policy 41 at this stage until guidance on how to implement the policy has been provided.

Chilmark Parish Council

Object - Chilmark Parish Council is unanimous in considering this proposal should be rejected.

The Council considered the proposal against the criteria set out in the Salisbury District Plan 2011, the Adopted South Wiltshire Core Strategy and the emerging Wiltshire Core Strategy. It noted that the emerging Wiltshire Core Strategy is generally considered to have growing authority. (The Parish Council noted for example the comments of the Wiltshire Council Housing Development Officer on affordable housing supportive of the emerging Wiltshire Strategy in relation to this very case.)

Given Chilmark's uncontested status as a small, unsustainable village it is clear from the developing thrust of the planning strategy that development in the village should be limited to infill.

This proposal would demolish 2 existing houses and replace them by 6. Such a proposal could not be described or defined as 'infill'. It would amount to significant development, not infill. The proposal meets neither the letter nor the spirit of what is envisaged to be acceptable.

Further, it is clearly envisaged that infill should normally only involve the addition of 1 dwelling between 2 houses not a net addition of 4 houses in relation to only 2 existing ones.

Accordingly the proposal falls well outside the envisaged and actual guidelines for acceptable development.

There are also problems regarding traffic, water and the status of the AONB.

Traffic

Development of Cow Drove close to the junction with the B3089 is inherently undesirable given that (a) Cow Drove is narrow (b) there is no pavement in Cow Drove and (c) Cow Drove is used by farm vehicles, pedestrians and horse riders as

well as cars and lorries. These fundamental problems of structure are not addressed by the proposal.

Water

The village water and sewage systems are at breaking point. The Winterbourne cannot cope with the flow at periods of heavy rain due to the installation of an inadequate culvert some years ago. The result is flooding of some houses in the Street. Last winter the main sewer overflowed in an unpleasant way. Both these problems can only be made worse by further development uphill.

AONB

The appeal and effectiveness of the AONB could only be diminished by what is in effect a suburban development in the village.

The Political Dimension

This proposal has raised strong feelings in the village and all expressed views have been adverse. Accordingly the Parish Council recommends that a decision be taken at the political level.'

The Parish Councillors are mindful that the public present were not in favour of the development and have requested that Wilts Cllr B Wayman call it in to Wilts Council Committee for their consideration.

Comments on amended plans

Further to the Parish Council's (PC's) submission of 5 November 2014 it considered the information on the website added after that date at a meeting on 7 January 2015.

As a consequence the PC confirms its views as set out in the submission of 5 November already cited.

The PC also considers that, if the Wiltshire Core Strategy is adopted by the Council before this matter is considered by the Planning Committee, as is expected, then the PC's principal objection to the proposal would even be strengthened. This is because it would then be completely unambiguous that the proposal does not meet the required definition of infilling included in that strategy in respect of unsustainable villages such as Chilmark.

2. Publicity

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

2 representations have been received supporting the scheme, summarised as follows:

- Ideal opportunity for additional housing in Chilmark on two under-utilised sites
- Will replace poorly designed existing houses inappropriate to AONB, CA and listed Black Dog Inn
- Traditional designs consistent with local styles and materials in the village and infill development

- Appropriate density and width of plots onto Cow Drove comparable to other plots in Cow Drove
- Proposal is well designed and visually improves and maintains AONB, Conservation Area and setting of listed building from Salisbury Road and centre of village
- Will contribute to the strategic aim for new houses in the Tisbury Community Area
- Village has good transport and local facilities and access to centres with full range of facilities and services
- Smaller houses will benefit area which has very little lower cost housing available in Chilmark
- No loss of amenity
- Will maintain planting and native hedging around the site
- Removal of non-native planting beneficial to ecology of AONB
- Will help to maintain pupil numbers necessary to maintain class numbers in village school and future sustainability of village
- New parishioners to church
- Will bring benefits to the local economy including helping to maintain custom for village public house and increase employment through building contracts to local trades
- Size of plots comparable to others in Cow Drove
- Run-off water scheme will improve drainage and reduce flood risk without putting rainwater into foul drainage. Rain will drain into the chalk and not the village. Scheme supported by Council's drainage engineer.
- Wessex Water have confirmed under normal conditions no issues with connecting additional 4 houses. Main issue appears to be rainwater ingress to sewers from gutters which is not permitted.
- Footpath will improve pedestrian safety
- Majority of traffic is through traffic. Additional 4 dwellings is unlikely to cause major issue. The highways officer has raised no objections
- In line with WCS which requires new sites in Tisbury Community Area, will improve housing stock and price points
- Scheme responded to previous criticisms and should be supported

61 representations have been received objecting to the scheme, summarised as follows:

- Principle of the development is unacceptable being contrary to the Wiltshire Core Strategy and fails criteria for sustainable development in NPPF which concerns where houses are built.
- As such no need to assess the design, aesthetic and historic environment implications, although objection from Urban designer covers main aspects of why design is unacceptable.
- Site is at a higher level from the area of sewer flooding in middle of village. The development including disturbance to ground by foundations, hard standing or roadways may upset the hydrological balance of the area, will exacerbate groundwater levels in the village and place further strain on already overloaded sewerage and surface water disposal systems which have insufficient capacity.

- Adds to threat to homes, public health and wildlife from overflowing sewers in middle of the village.
- Provides short term storage for runoff not suitable for prolonged and sustained rainfall. Flooding in Chilmark exceeds the 30 year extreme event used as a basis for drainage scheme.
- Wessex Water promotes planning policy to restrict development until ground groundwater management measures are in place.
- Houses do not warrant demolition.
- No justification for demolition of existing dwellings. Chilmark is made up of a diverse range of architecture and has a wide variety of dwellings, styles and materials not just vernacular appearance typical of 19th century.
- Number of homes and scale of homes inappropriate to a small village.
- No planning gain for the village or need for this type of development in a small village which will not meet housing needs (low cost family/starter homes to support local economy). Proposed scheme too high specification to be deemed affordable housing.
- There is no housing supply shortfall with 5 year housing land supply.
- New housing development in Chilmark is already in excess of what is required to meet local needs. Alternative more suitable locations for new housing including other sites in Chilmark or Tisbury.
- Chilmark is designated as a small unsustainable settlement which lacks employment opportunities, facilities, amenities and infrastructure to support new development (primary school, public house, village hall, no shop).
- Development will not offer potential to improve employment opportunities, services or facilities.
- Chilmark is dependent upon private car with no public transport after approx 6:30pm during week and infrequent at weekends.
- Will result in demonstrable harm to the environment.
- Site is in dominant and important position in the village.
- Chilmark is a single nucleated settlement centred around the Street and the Cross and rest of village including development site are subordinate areas.
- Semi-rural, sensitive position at edge of village where properties are low density interspersed with mature trees and vegetation act as a soft edge to the village. Wide glimpses to trees and open space beyond added to loose-knit character with dwellings tucked away in own plots.
- Unsympathetic, high and urbanising development is not in keeping or in character with single dwellings in large plots in Cow Drove which generally maintain a strong linear frontage and open character of the landscape.
- Loss of openness along Cow Drove.
- Development is garden and backland development not acceptable within the existing site and settlement.
- Cul-de-sac form of development out of character with visual appearance and rural village setting/character.
- Inward looking clustered suburban style square and symmetrical layout, inappropriate and will segregate development from rest of the village.
- Unattractive mass, and backs of dwellings face outwards to both roads.
- Chilmark Parish Council decided against Neighbourhood Development Plan because only infill development is acceptable.

- Infill policy new – should consider appear decisions to determine how Inspectors define gaps and infill (inspector in Tandridge District Council considered infilling would need to be located in a gap between buildings and that it should fill or close the gap).
- Infill would have to be between existing dwellings. 4 additional dwellings is not considered to constitute infill (filling of a small gap within the village) but redevelopment of site
- A gap is normally result of longstanding severance of land; a vacant parcel of land between two buildings or; land where former building has been demolished.
- Ribbon style development which will elongate the existing built form of the village contrary to the Wiltshire Core Strategy.
- Impact to character and appearance of small village in the AONB (where presumption in favour of sustainable development doesn't apply)
- Objections from AONB and Urban Designer
- AONB have recommended historical study and landscape impact assessment
- Application does not understand the importance or relevance of AONB designation
- Contrary to 3 management objectives of AONB Landscape Character Assessment
- Adverse impact on rural aspect, character and appearance of Conservation Area
- Height of development will overbear, dominate, dwarf and adversely impact to setting of the listed Black Dog Inn. Roof of plot 1 will be seen clearly above the roof of the Black Dog and the prominence of public house will be lost and overwhelmed.
- Visual impact - adverse impact to verdant, tranquil ambience and vistas from public footpaths across Fairmead (field to south of B3089) and from listed Church and Manor House
- Impact to approach to village down the hill on Cow Drove which has no footpaths and edges defined by banks and mature vegetation
- Impact on mature landscaping and leafy rural lane (removal of significant numbers of trees and hedges)
- Visibility splay and footway will require removal of boundary hedging. Hedge removal in South East corner in particular will have adverse visual impact revealing new dwellings through gap
- Landscaping or planting plan not provided to demonstrate how verdant nature will be maintained
- Garden paraphernalia will be visible
- Conservation Officer suggests retained planting will provide sufficient screening to reduce potential for sense of suburbanisation, support is conditional on retention of vegetation
- Proposed camouflage endeavours of retained boundary vegetation will not suppress impact. Much is deciduous and will only be an effective screen during the summer months.
- Query accuracy of photomontages/after development visualisations imply certain areas of hedge will remain but plans indicate otherwise

- Hedging is not protected and pressure for removal of/cut back retained boundary hedging by owners of new dwellings and maintenance for users of footway and road; which will reveal inappropriate suburban development
- Garden hedges are not protected by hedgerow legislation and can only be provided by restrictive clauses in leases
- How will hedge be maintained and protected as effective barrier, who will maintain this in perpetuity and costs met for maintenance
- Pressure for opaque/solid boundary treatments to provide privacy for new owners
- Light pollution from new dwellings and vehicle movement
- Additional noise from occupancy of new dwellings
- Concentrated TV aerials and dishes
- Impact to wildlife, reducing habitat
- Will generate traffic and increase highway safety hazard - 30mph speed limit through the village exceeded and substandard junction with the B3089 and narrow C276 hazardous which is overused as access to the A303 and by large farming vehicles
- Potential for congestion and accidents will increase
- Highways authority lack up to date information on the level of speed or traffic
- Increased danger to pedestrians (especially elderly and children) and vulnerable horse riders
- Footpath unachievable without major works to services; will conflict with BT telecommunications cabinet, telegraph pole, second combined utilities pole, manhole covers and pub sign; will not be used and add to complexity/hazard at the road junction
- Footway unlit
- Road layout cramped and difficult to manoeuvre. Inadequate to accommodate both cars and delivery vans using entrance/exit at the same time
- Additional vehicles exposed on site as the use of garages cannot be enforced
- Is development accessible to emergency services
- Bin storage and bin collection points/bin lorry access added highway hazard
- References to outdated Salisbury District local Plan policy H16 (not saved) and South Wiltshire Core Strategy
- No benefits (will not promote agricultural, tourism, leisure, local services or community facilities)
- Concern could set precedent for further development

3. Planning Considerations

Principle of development

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The AONB comments include that they consider the application to be a major application in terms of paragraph 116 of the NPPF which states planning permission should generally be refused for major development in AONBs.

The application is a 'Minor' development in terms of the DCLG application type because there are less than 10 units proposed. However, the development could be considered to be 'major' development in an AONB in terms of paragraph 116 of the NPPF, but this is a decision for the local planning authority to make having regard to the circumstances of the proposal and its context and is unrelated to the DCLG application type – it follows that a major development by DCLG application type need not be major under the terms of paragraph 116 and vice versa.

The NPPG confirms this as it states the following in defining major development in AONB's:

How is major development defined in National Parks and Areas of Outstanding Natural Beauty, for the purposes of the consideration of planning applications in these areas?

Planning permission should be refused for major development in a National Park, the Broads or an Area of Outstanding Natural Beauty except in exceptional circumstances and where it can be demonstrated to be in the public interest.

Whether a proposed development in these designated areas should be treated as a major development, to which the policy in paragraph 116 of the Framework applies, will be a matter for the relevant decision taker, taking into account the proposal in question and the local context.

The Framework is clear that great weight should be given to conserving landscape and scenic beauty in these designated areas irrespective of whether the policy in paragraph 116 is applicable.

In officer's opinion, it is not considered that this is a 'major' application in terms of both the DCLG definition and paragraph 116 of the NPPF as the site lies within a more built-up part of the AONB, and therefore the presumption against major development set out in paragraph 116 does not apply. However, the highlighted section does apply in any event and the development could still reasonably be judged harmful to the AONB if conservation of scenic beauty is not achieved.

The site is within the Tisbury Community Area and Core Policy 27 explains that over the plan period (2006 to 2026), approximately 420 new homes will be provided, of which about 200 should occur at Tisbury and approximately 220 homes will be provided in the rest of the Community Area. Growth in the Tisbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Chilmark is identified as a small village in the WCS which have limited services and are reliant on Local Service Centres and are not the most sustainable locations for new growth. Core Policy 1 of the WCS has removed the housing policy boundary of

Chilmark and the delivery strategy defines the level of growth appropriate within the built up area of small villages as infill.

The relevant paragraph in the Core Strategy defining infill is 4.29. It states the following:

'For the purposes of Core Policy 2, infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling. Exceptions to this approach will only be considered through the neighbourhood plan process or DPDs.'

This quote is taken from the 'tracked changes' version of the Strategy (ref. EXAM/34b) which contains all the modifications submitted to the Inspector, is the version that the Inspector found 'sound' and is in the final adopted version of the Strategy, this notwithstanding that another version produced after this Inspector's tracked changes version was slightly different.

The WCS does not necessarily preclude a net gain of over 2 dwellings on the site, but in considering the acceptability of a proposed development against Core Policies 1 and 2; a judgement is necessary in terms of all the development impacts including the character of this settlement and adjacent conservation area/listed building in terms of scale, density, design etc. considered below.

Scale, design, impact to character and appearance of adjacent Conservation Area, Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and the setting of the adjacent Black Dog public house (a grade II listed building)

The National Planning Policy Framework sets out Central Government's planning policies. It states the purpose of the planning system is to contribute to the achievement of sustainable development. It defines core planning principles which include that planning should be genuinely plan-led, should always seek to secure high quality design.

Core Policy 57 of the WCS requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness, retaining and enhancing existing important features, being sympathetic to and conserving historic buildings and landscapes, making efficient use of land, and ensuring compatibility of uses (including in terms of ensuring residential amenity is safeguarded).

The Planning (Listed Building and Conservation Areas) Act 1990 (sections 16, 66 & 72) requires proposals affecting listed buildings or their settings to seek to preserve the special interest of the buildings and their settings. The principal considerations are to ensure that new development protects the significance of listed buildings and their settings, and prevents harm to their significance. Proposals within conservation areas must preserve or enhance the character and appearance of the areas.

Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that 'designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.'

The NPPF states the planning system should protect and enhance valued landscapes and paragraph 115 explains that great weight should be given to conserving landscape and scenic beauty in AONBs which alongside National Parks and the Broads have the highest status protection in relation to landscape and scenic beauty.

Development proposed in AONB should demonstrate particular regard to the character and appearance of the landscape setting. The AONB is characterised by a diversity of landscapes and these variations and differences are represented by 8 landscape types in the AONB Landscape Character Assessment 2003. The application site is in the West Wiltshire Downs Landscape Character Area which is defined as a distinctive, large scale landscape covering an extensive area. The character assessment identifies that the settlements in the south of the character area including Chilmark have a nucleated form, growing around crossroads on the B3089 and are characterised by consistent use of materials in the built environment (local Chilmark limestone with thatch, slate or red clay tile roofs).

The existing properties are in an elevated position from the road but are set back from the road/treed banks. In the previous withdrawn scheme for 9 dwellings on the site, it was considered that the intensification of development proposed, and bringing the developed area closer to the road would be particularly intrusive within the street scene on this elevated site on the edge of the village and would also affect the setting and views out of the Conservation Area and adjacent listed building.

In addition to the site being elevated from Salisbury Road/Cow Drove; there is also a difference in levels across the site. Site section plans have been provided to show existing and proposed ground levels, building heights and includes details of re-grading/retaining walls/banks.

In this revised scheme, the dwellings have been pushed back from the site boundaries and the proposed dwellings closest to Cow Drove (plots 1 and 6) have been reduced in scale to 1 ½ storey scale with rooms set partly within the roofspace.

The listed public house which historically stood on its own to the north of the historic village centre and the area around the public house still retains its prominence in the streetscene from the south and east. In the previous withdrawn scheme, the conservation officer was particularly concerned that the public house (grade II listed) would lose its prominence within the street scene. In this revised scheme, the reduction in the number of units has enabled the units to be moved further from the site boundaries and reduced in scale from the previous scheme and as such it is considered the public house will retain its prominence within the street scene.

The Council's urban designer considers that the proposed pair of semi-detached dwellings is not in keeping with the pattern and scale of development in the vicinity of the site. Both detached and semi-detached dwellings are common in Chilmark and although in the immediate area of Cow Drove, dwellings are detached; taking into account that the pair of semi-detached units are set well back within the site, this not considered to have a significant impact upon the character and appearance of the area of Cow Drove.

Impact on residential amenity

Policy CP57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF's Core Planning Principles (paragraph 17) includes that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.'

Residential amenity is affected by significant changes to the environment including privacy, outlook, daylighting and sunlight inside the house, living areas and within private garden spaces (which should be regarded as extensions to the living space of a house). The extent to which potential problems may arise is usually dependent upon the separation distance, height, depth, mass (the physical volume), bulk (magnitude in three dimensions) and location of a development proposal in relation to neighbouring properties, gardens and window positions.

Objective 16 of the Councils Design Guide states (page 67) also refers to the need for new development proposals to exhibit 'How the new dwelling(s) will relate to the context and to each other to create a particular place'.

The dwellings have been designed to avoid unacceptable overlooking/overshadowing impacts in terms of layout of the development and position of windows and habitable rooms between both proposed and existing dwellings and it is not considered that the proposal will have an adverse impact to residential amenity.

Highway safety & parking

The highways authority have raised no objections to the proposal subject to conditions and have confirmed that the proposed visibility splays as shown on the plans are adequate to serve the new development.

Concerns have been raised that the footway is unachievable due to signs, BT boxes, manholes, telegraph poles and stays. The use of planning conditions is a common approach towards ensuring a development is acceptable and can therefore be permitted and to ensure that the new footway is laid out and constructed in a satisfactory manner, one of the recommended highways conditions is that no development should commence on site until details of the new paved footway and all associated highway works have been submitted and approved in writing by the local planning authority.

The proposed scheme provides sufficient off-street parking spaces within the site to be in accordance with the parking standards for new dwellings which are set out in the Wiltshire Local Transport Plan 2011-2026 – car parking strategy (space for at least 3 spaces for each of the 5 bedroom units and 2 spaces for each 3 bedroom unit).

Ecology

The Ecological Appraisal and Bat Report demonstrate that both existing houses contain small bat roosts. Wandle House provides a summer roost for common and soprano pipistrelles and an occasional roost for brown long-eared bats and Sarum House provides a maternity roost for common pipistrelles and a summer roost for soprano pipistrelles and brown long-eared bats.

The report proposes mitigation for the loss of these roosts by allocating space in the roof space of plots numbers 2 and 5 as replacement bat roosts with features to cater for all three species currently found in Sarum and Wandle houses.

The council's ecologist has advised that the mitigation offered more than compensates for the roosts being lost and the scheme therefore represents an overall enhancement.

The ecology report explains that a European Protected Species Licence from Natural England will be required in addition to gaining planning consent and that Licences (and planning permissions) should only be issued where the application is considered to meet the requirements of the following three tests:

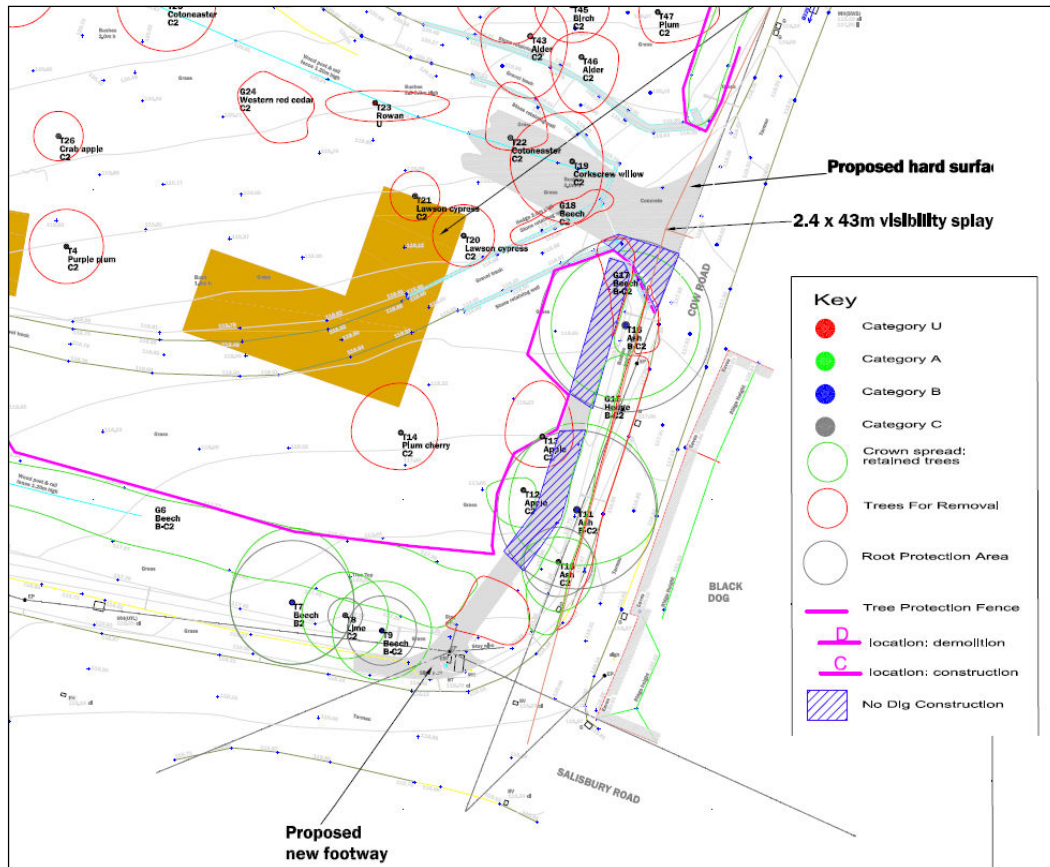
1. The development is in the interest of public and safety or is required for other imperative reasons of overriding public interest
2. There is no satisfactory alternative to the development
3. The development will not be detrimental to the maintenance of the bat populations concerned at a favourable conservation status in their natural range.

The Council's ecologist has advised that the proposed scheme will meet these three tests for the Licence, as the roosts concerned are of lower significance and the mitigation proposed will ensure that the favourable conservation status of local bat populations will be maintained.

Landscaping

The application has been accompanied by an Arboricultural Impact Assessment which has surveyed existing trees and shrubs with a stem diameter over 75mm at 1.5m height within the site and has assessed these for condition, details recommended tree works and includes recommendations to ensure the health and safety of the trees to be retained within the future development. A tree protection plan has been included showing root protection areas (the distance that construction should normally be kept back), tree protection fencing locations, areas of no-dig construction and defined ground protection areas where roots must be protected.

The proposals include removal of existing landscaping within the site; but with the exception of a gap to create the proposed footpath link; it is proposed to retain existing perimeter planting to the boundaries of Salisbury Road and Cow Drove. An amended tree protection plan has been submitted showing the extent of hedging to be retained (to include the hedge to the north of the entrance to Cow Drove) and the amount needed to be cut back to provide the necessary visibility splay to the south of the site entrance to Cow Drove:



The Council's ecologist has raised no objections to the removal of trees or hedgerow within the site as these are relatively small and the species composition reflects the garden/amenity use, although the hedgerows around the perimeter are priority habitat under sections 40 and 41 of the Natural Environment and Rural Communities Act 2006 and the council is obliged to ensure priority habitat is conserved.

The Council's ecologist has raised no objections to the proposed scheme and has recommended standard landscaping conditions for the retention of perimeter vegetation (as shown on the tree protection plan and protected as detailed within the Arboricultural Impact Assessment) and replacement for planting losses.

Replacement planting is shown on the site plan, but specific details will need to be agreed via condition. Since removal of trees/shrubs will affect breeding birds, any works to shrubs or trees should also be restricted to the period 1st September to 28th February or in accordance with advice of an independent ecologist who has surveyed the shrub or tree within 48 hours of the proposed works.

Drainage

Following significant recent groundwater flooding within Chilmark, Wessex Water have advised that the local planning authority and Lead Local Flood Authority should promote a policy which restricts development until groundwater management measures can be put in place. Wessex Water have confirmed that sewer flooding in

Chilmark is directly related to the widespread groundwater flooding experienced over the last few winters

However, whilst the proposal must demonstrate that the drainage scheme will not adversely affect the groundwater levels within the village and address any surface water problems that may arise as a result of the development; it would be inappropriate to require the development to address whatever surface water/ground water problems may currently exist in the village.

A surface water management proposal has been included with the application which explains that in terms of the existing situation, there is evidence that the soakaway at Sarum House is blocked as the garden floods around the soakaway during heavy rainfall and that all the surface water from both properties currently runs down the drive into Cow Drove. The surface water management proposal details that six soakaways (one per property) and permeable road surfaces are proposed so that all the surface water that would be generated from the development in a once in 30 year flood event could be contained and infiltrated into the surroundings to reduce the current surface water run-off from the site, which at present contributes to the flood risk in the village.

The Council's drainage engineer has advised that whilst Wessex Water are correct that groundwater measures should be put in place before too much additional property development takes place in Chilmark and further investigations are to be carried out to begin proposals for a groundwater flood alleviation scheme for Chilmark; the surface water management proposal proposes additional soakaway capacity within the site and that provided this is implemented as a condition of planning consent, the development should not exacerbate any outstanding groundwater flooding/foul drainage issues in the area identified by Wessex Water.

The advice of the council's drainage engineer is that the proposed surface water management scheme is acceptable.

Archaeology

The site is located to the northwest of the historic core of Chilmark village and had the potential for the presence of Roman, Saxon and Medieval remains, finds and features.

The site was subject to an archaeological evaluation on the 3rd April 2014 comprising two inspection trenches. The evaluation identified natural chalk substrates, intermittently overlaid by subsoil and/or topsoil deposits. There were no archaeological features present. The Council's archaeologist has advised that it is unlikely that heritage assets with an archaeological interest would be affected by the proposed development and no further archaeological works are required.

Planning obligations

The application, involving a net gain of four houses falls below the threshold for affordable housing provision and/or contributions.

Further to the recent guidance issued by the DCLG (November 2014) Planning Contributions (Section 106 Planning Obligations), Wiltshire Council has decided that tariff-style contributions are no longer payable if the development site has 10 houses or fewer **and** a maximum combined gross floorspace of no more than 1000 sqm.

The applicant has confirmed that the gross area of the proposed houses is 1576sqm. As the overall floor area of the proposed development exceeds 1,000 sq m the requirement for an off-site recreation (R2) contribution remains, and the applicant is agreeable to providing this.

4. Conclusion

It is considered that the proposed re-development of the site will maintain the spacious and verdant rural character of the site and prominence of the listed building and thereby avoid adverse impact upon the character and appearance of the conservation area, landscape (also designated as an AONB) or setting of the adjacent listed building.

Recommendation

To delegate to the Area Development Manager to grant planning permission following completion of a Section 106 obligation requiring payment of a financial contribution towards off-site recreation / open space provision, and subject to the following conditions:

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

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

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

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

3) No development shall commence on site until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

4) No development shall commence on site until details of the design, external appearance of all fences, gates, walls, and other means of enclosure have been

submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied / brought into use.

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

5) No development shall take place until full details of soft landscaping, including the compensatory hedge in the south east corner, has been submitted to and approved in writing by the local planning authority. These details shall include a detailed planting specification showing all plant species, supply and planting sizes and planting densities.

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

6) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; 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.

7) No development shall commence until details of all hard landscaping materials (including access road surfacing materials) have been submitted to the local planning authority for approval in writing. Development shall be carried out in accordance with the approved details prior to first occupation of any part of the development.

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

8) No development shall commence on site until details of the new paved footway and all associated highway works, have been submitted to and approved in writing by the local planning authority. The development shall not be first occupied until the paved footway and all associated works have been constructed and laid out in accordance with the approved details.

REASON: To ensure that the new footway is laid out and constructed in a satisfactory manner.

9) The development hereby permitted shall not be first occupied until the first five metres of the site access, measured from the edge of the Cow Lane 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.

10) The gradient of the access shall not at any point be steeper than 1 in 15 for a distance of five metres from its junction with the public highway.

REASON: In the interests of highway safety.

11) No development shall commence on site until a scheme for the discharge of surface water from 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.

12) No development shall commence on site until visibility splays have been provided between the edge of the Cow Drove carriageway and a line extending from a point 2.4m back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 33m to the south and 43m to the north from the centre of the access. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 1.0m above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

13) No external lighting shall be installed on site unless otherwise agreed in writing by the Local Planning Authority upon submission of details of the type of light appliance and the height and position of fitting and illumination levels have been submitted to and approved in writing by the Local Planning Authority before development commences. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

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

14) 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 – 13:00 on Saturdays.

REASON: To minimise the disturbance which noise during the construction/demolition of the development could otherwise have upon the amenities of nearby dwellings.

15) Works to any shrub or tree will only be undertaken during the period 1 September to 28th February or in accordance with the advice of an independent ecologist who has surveyed the shrub or tree within 48 hours of the proposed works.

REASON: In the interests of protected species.

16) Bat roosts will be incorporated into plots 2 and 5 in accordance with the Ecological Appraisal and Bat Report (Lindsay Carrington Ecological Service Ltd, Nov 2013 updated August 2014). The installation of bat roost features will be supervised by a professional ecologist who will ensure that suitable conditions are provided within the bat roosts for both brown long-eared and pipistrelle bats. A report will be submitted to the Planning Authority before first occupation of plots 2 and 5 confirming the position and design of the completed roosts. The bat roosts and their access points will be maintained solely for use by bats for the lifetime of the development and the deeds for each plot will identify this requirement.

REASON: To compensate for the existing bat roosts being lost.

17) The development hereby approved shall be carried out strictly in accordance with the Arboricultural Impact Assessment dated 12/12/14, received by this office 15/12/14

REASON: To ensure appropriate protection for trees proposed to be retained.

18) The Flood risk Assessment and surface water management proposal detailed in the design and access statement submitted with the planning application shall be carried out in full prior to the first occupation of the development.

REASON: To ensure that the drainage is satisfactory.

19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

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

20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order

2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

22) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the south west or south east roofslopes of the plot 1 of the development hereby permitted.

REASON: To safeguard the character and appearance of the area.

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

Drawing No. 121204-01 Rev A Site Plan, dated Feb 14, received by this office 02/10/14

Drawing No. 121204-102 Rev C Plot 6, dated 11/12/14, received by this office 16/12/14

Drawing No. 121204-110 Rev B Site Plan, dated 11/12/14, received by this office 16/12/14

Drawing No. 121204-111 Site Sections, dated Dec 14, received by this office 16/12/14

Drawing No. 121204-105 Rev A Plot 5, dated 12/12/14, received by this office 16/12/14

Drawing No. 121204-104 Rev A Plots 3 & 4, dated 12/12/14, received by this office 16/12/14

Drawing No. 121204-103 Rev A Plot 2, dated July 2014, received by this office 16/12/14

Drawing No. 121204-101 Rev C ex g. level shown, received by this office 16/12/14

Drawing No. 541-02 Rev F Tree Protection Plan, dated Dec 14, received by this office 15/12/14

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

INFORMATIVE: Material samples

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

INFORMATIVE: Burning of Waste

The council's public protection team have advised that no burning of waste should take place during the construction phase of the development hereby permitted, due to Environmental Protection Legislation.

INFORMATIVE: Protected species

There is a low risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible in line with the recommendations made in The Ecological Appraisal and Bat Report (Lindsay Carrington Ecological Service Ltd, Nov 2013). If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist.

The roof spaces of Wandle House and Sarum House are used as bat roosts. Under the Conservation of Habitats and Species Regulations 2010, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a Natural England licence will be required before any work is undertaken to implement this planning permission.

INFORMATIVE: Wiltshire Council Waste

As the access road will be unadopted, Wiltshire Council Waste will require an indemnity form to be signed prior to first occupation of the dwellings so that Waste Management Services can use the road. Please contact Wiltshire Council Waste (South), Waste Management Services, Riverway Depot, Trowbridge, BA14 8LL

INFORMATIVE: Wessex Water

New Water supply and waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

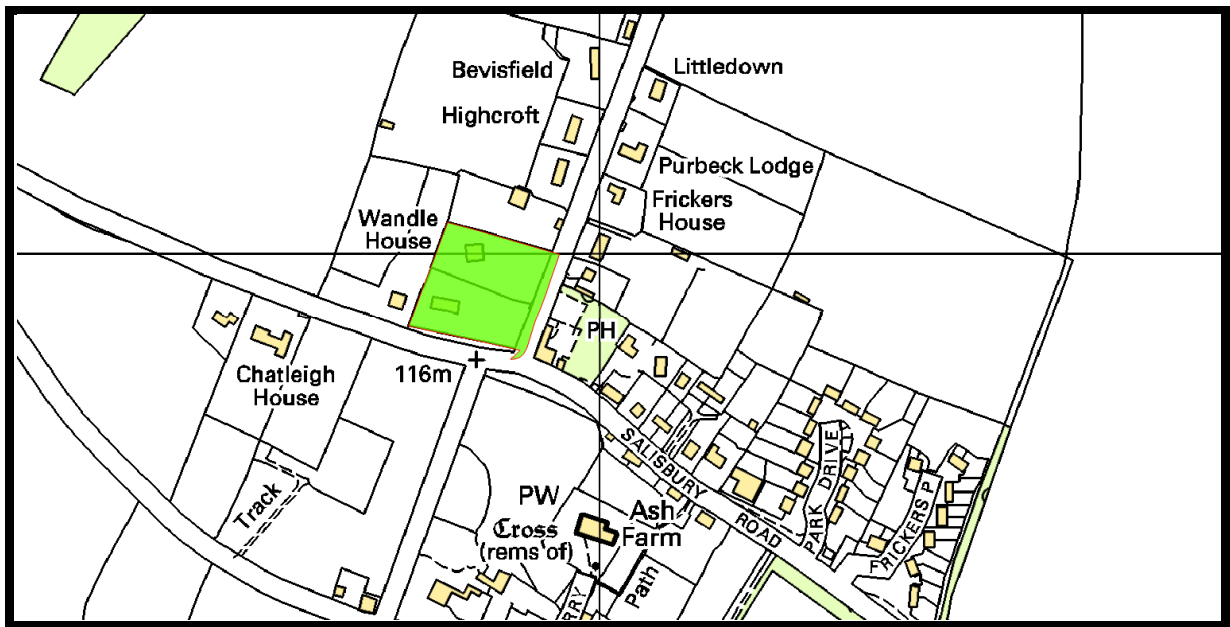
Further information can be obtained from our New Connections team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

INFORMATIVE: External lighting

In considering proposed external lighting, the applicant should comply with the Cranborne Chase and West Wiltshire Downs AONB position statement on Light Pollution available from: http://www.ccwwdaonb.org.uk/projects/pub_other.htm

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14/09367/FUL – Sarum House & Wandle House, Cow Drove, Chilmark, SP3 5AJ



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Report Outline For Area Planning Committees

Report No. 3

Date of Meeting	26/02/2015
Application Number	14/11528/FUL
Site Address	St.Thomas Church, St Thomas Square, Salisbury, Wiltshire. SP1 1BA
Proposal	Installation of new glazed outer doors to western entrance
Applicant	The PCC of St Thomas' Church
Town/Parish Council	Salisbury City
Ward	St Edmund and Milford
Grid Ref	414361 129970
Type of application	Full Planning
Case Officer	Lucy Minting

Reason for the application being considered by Committee

Councillor Dr McKeown has called in the application for the following reasons:

- Visual impact upon the surrounding area
- There should be a public debate about the arguments for drawing in the local community and visitors verse the objections from conservationists for a citizen's decision.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission should be **REFUSED with reasons**.

2. Report Summary

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

- Principle of development
- Extent of proposals requiring planning permission
- Impact to the character, appearance and significance of the listed building and conservation area
- Other material considerations

The application has received support from Salisbury City Council. The application has generated 60 letters of support from third parties.

3. Site Description

St Thomas's Church is a highly significant Grade 1 listed church within Salisbury city centre. The list description is as follows:

The Parish Church of New Sarum. Probably founded 1220. Enlarged C14 and C15. Tower 1400. Rebuilt and extended C15. A very picturesque and interesting building

of stone, part plastered. The tower has an almost detached position. Belfry contains bells formerly in Cathedral belfry. Painting of Last Judgment across head of chancel arch mid C15. Some fine timber work in roofs of aisles etc. Attractive setting in Churchyard and surrounded on 3 sides by old buildings, those on the west and south having been tile hung and forming a richly coloured background to the church.

St Thomas's Church forms a group with the rear elevations of Nos 1 to 17 (odd) Minster Street and of Nos 36 to 52 (even) Silver Street.

The site is also within the Salisbury Conservation Area.

4. Planning History

Application ref	Proposal	Decision
14/08810/FUL	Installation of new glazed outer doors to western entrance	Withdrawn
14/04416/TCA	Trees in conservation areas - T1 & T2 Yew, reduce height of canopy's by 20%, crown thin by 15%, crown raise by 4 metres and reshape, T3 Yew, crown raise by 2.5 metres	No objections 18/06/2014
S/2009/0926	Replacement glazed doors to tower south entrance	AC 05/08/2009
S/2008/2115	Trees in conservation areas - reduce and prune 2x yew trees, 1x cherry and 1x holly toward southern boundary of church yard	No objections 07/01/2009
S/2004/2680	Trees in conservation areas - pollard prunas from 8 metres to 1 metre and top and trim holly by 25%	No objections 25/02/2005
S/2004/0450	Trees in conservation areas - cutting back of canopy to reduce ground footprint in churchyard. Current shading is causing deterioration in churchyard grassed area	No objections 07/04/2004
S/2003/1126	Trees in conservation areas - Felling of a flowering cherry tree	No objections 20/06/2003
S/1999/0754	Trees in conservation areas - Various works to trees	No objections 16/06/1999
S/1996/0280	Change of roof covering material from copper to lead, South Aisle & Lady Chapel	AC 21/05/1996

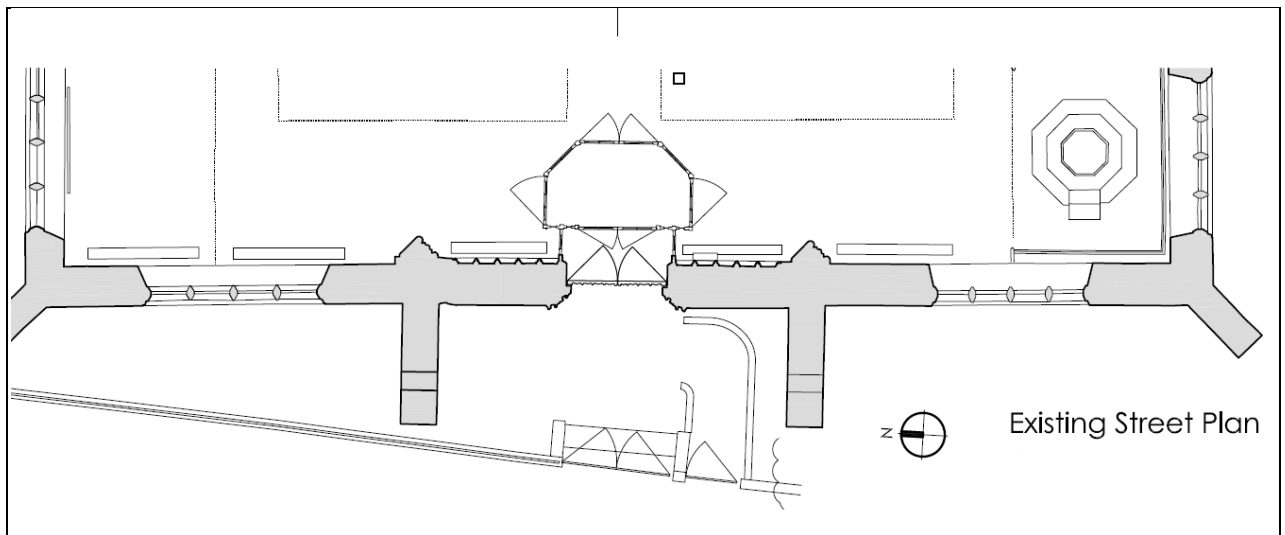
S/1988/0714	Trees in conservation areas - Felling of conifer tree in a conservation area	No objections 14/06/1988
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5. The Proposal

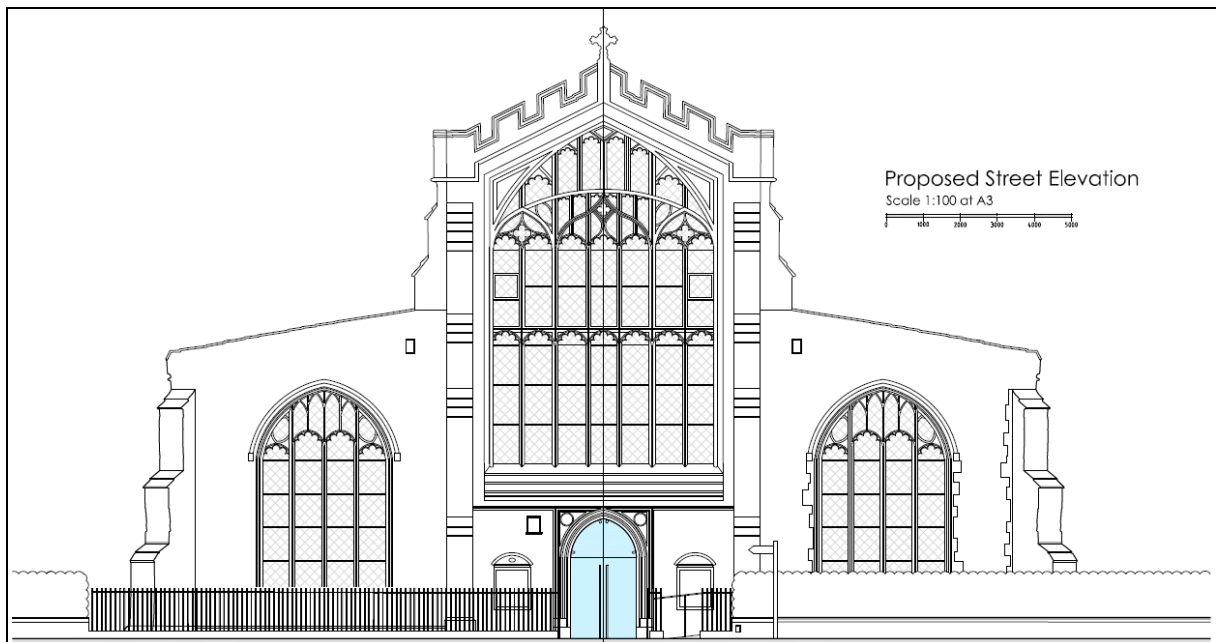
The church is accessed from St Thomas's Square by timber doors:



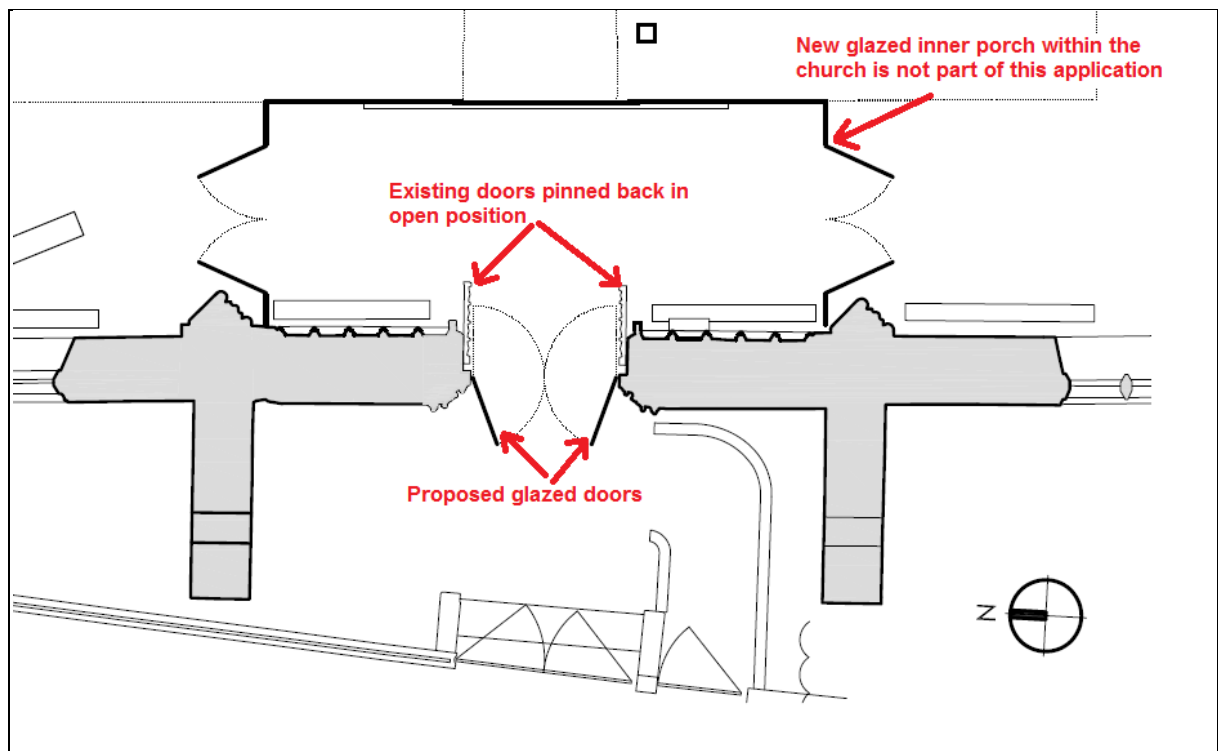
Behind these doors, set within the church is an early 20th century timber draught lobby, visible in plan form:



It is proposed to install new glazed outer doors to the western entrance to the church:



The design and access statement explains that the original timber doors will be pinned in the open position when the building is open for business and also when the church wishes the interior to be appreciated from outside when closed, as indicated on the proposed plan view below:



6. Planning Policy

The Wiltshire Core Strategy (WCS) was adopted by Full Council on the 20th January 2015.

Wiltshire Core Strategy:

CP57 (Ensuring high quality design and place shaping)

CP58 (Ensuring conservation of the historic environment)

Government Guidance:

National Planning Policy Framework (NPPF) March 2012

NPPG

DCMS guidance on 'The Operation of The Ecclesiastical Exemption'

English Heritage guidance on church alterations 'New works in Historic Places of Worship'

7. Summary of consultation responses

English Heritage

This is a highly significant Grade 1 church within the city centre. It is an early structure dating in part from 13th and 15th century's. The proposed alterations to the main entrance will entail the installation of external glazed doors and an internal glazed lobby.

The outer glazed doors will significantly alter the character and appearance of the prominent west elevation of the church in a detrimental way and this in turn will have a harmful impact on the character and appearance of the Conservation Area; a detrimental impact on the intrinsic character of the historic building and the application does not meet the requirements of 131 and 132 of the NPPF.

Conservation

Installation of glazed doors will have a significant impact on the outward appearance of the church and the character of the external space (and internal within the doorway). I am not persuaded that the benefits of the scheme would be sufficient recompense for the damage to the character of the space (external and internal) that would be caused if these glazed doors were installed.

Archaeology

No objections. It is unlikely that significant archaeological remains would be disturbed.

Salisbury City Council

At a meeting held on the 12th January 2015 it was decided that Salisbury City Council strongly supports this application, and notes that it also supported the previous application regarding this matter. The Committee were particularly keen to emphasise the benefits of being able to see inside the church, even when closed, the improvements to the flexibility of the internal space and that this will make the

church more welcoming. It also recognises that churches, and other old buildings, must evolve and adapt if they are to remain viable.

8. Publicity

This application was advertised through the use of a site notice, press notice and letters of consultation.

60 letters of representation have been received, summarised as follows:

- The church is very important to the life, community and townscape of central Salisbury
- The church is a welcoming place, a spiritual place and a place of hope and refuge
- Need to make the church and its services as continuously accessible, flexible, vibrant, open and welcoming as possible to all to fulfil its mission 'Welcoming, praying, transforming'
- Community and civic events include Mayor making, British Legion Remembrance service, Christmas Tree festival, bell ringing
- The church is one of the main attractions in Salisbury especially due to the Doom painting and exceptional lightness
- Church is integral part of town history, located in a very public space with both commercial and religious setting and should be celebrated and a focal point for tourism
- Proposals have been carefully, consultatively constructed by expert ecclesiastical architects reflecting wishes of the congregation
- Subjective arguments from statutory consultees that church should maintain a barrier between sacred space and world outside is misunderstanding – historically the nave would have been open to local people for community and business uses – the sacred space was the chancel and altar which are unaffected by proposals
- Closed heavy wooden doors (necessary for security) are an unwelcoming barrier deterring worshippers and visitors entering the church
- St Thomas's Square looks very uninviting to passers by attracting anti-social behaviour
- Wooden doors were historically the only way to secure the building – now there are alternatives
- Interior of active church should be seen, used and enjoyed by everyone
- New ideas and innovations should be embraced otherwise church will cease to be relevant and we will have failed in duty of preservation and care for future generations
- This is the external but essential part of a much bigger project inside the church including a new glazed lobby
- Proposals as a whole are necessary to enable church to continue to support the local community in an active and positive way
- A more open view into the church will project an outward reach to all in the wider community and encourage openness and inclusivity
- Existing doors are 19th or 20th century and do not add value to appearance of church

- Will update and help make the church fit for purpose - replaces dark and uninviting entrance – dark Victorian lobby and cluttered impression obscuring views of interior
- Salisbury needs to maximise its potential as a tourist destination. Proposal should be encouraged and church should not be forced to continue being closed off to passers by
- Glazed doors will welcome everyone making church more appealing and attract more visitors both day and night when church is closed but interior can be seen through the glazed doors 24 hours a day.
- Glazed doors will not make a major impact on the external appearance as being transparent will be looked through
- It is not possible to place outer glazed doors inside church
- Similar glazed doors have been installed at many churches in Salisbury (Salisbury Methodist Church, United Reform Church, St Pauls new entrance), the UK (reference to Great St Mary's Cambridge and Ripon Cathedral although glazing set back within the church, St Catherine's Wimbourne) and Europe
- Will allow view of Doom painting day and night
- Modern but sympathetic - old historic wooden doors are retained; remain fully functioning and visible through the glazed doors
- Proposal will enhance appearance and appeal of church and further improve the presence of the church in St Thomas's Square placing at heart of the community
- Enable everyone to enjoy heritage and ensure church continues its vital function and mission within the community
- Without visitors and worshippers there would be no funding for upkeep
- Will have a beneficial effect on neighbouring businesses

9. Planning Considerations

9.1 Extent of proposals requiring planning permission

The legislative framework for protecting the historic environment includes the Planning (Listed Buildings and Conservation Areas) Act 1990 which makes provision for the protection and management needs of listed buildings through the 'Ecclesiastical Exemption'. This provides a mechanism for certain denominations to be exempted from the listed building consent system administered by local planning authorities. St Thomas Church is Grade I Listed, but being a Church of England church in use for ecclesiastical purposes, the Ecclesiastical Exemption applies.

The design and access statement explains that a replacement internal lobby is proposed and also outlines future proposals for internal alterations including re-ordering of the nave and aisles.

Listed building consent is not required for these associated internal alterations (including the replacement lobby) which will instead be subject to Faculty approval under the Care of Churches and Ecclesiastical Exemption Measure 1991.

However, the Ecclesiastical Exemption does not exempt denominations from the need to obtain planning permission for 'development' (works which affect the external appearance of the church building and its setting). The only element of the proposal requiring planning permission is the outer glazed doors.

9.2 Principle of development

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 place a duty on the local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and Section 72(1) requires the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated Conservation Area.

Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that 'designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.'

The NPPF outlines government policy, including its policy in respect of the historic environment (Section 12). Paragraph 131 in particular states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets.

Paragraph 132 of the NPPF goes on to advise that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Paragraph 133 goes on to advise that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

The DCMS guidance on 'The Operation of The Ecclesiastical Exemption' states the following general principles should be applied when carrying out work to any historic ecclesiastical building:

- Be based on a full but proportionate analytical understanding of, and respect the historic, archaeological, architectural or artistic interest of the building, its contents and setting

- Be found on a clearly stated, demonstrable and sustainable, medium to long term need;
- Minimise intervention in or alteration or removal of significant historic fabric, features or furnishings; and
- Achieve high standards of design, craftsmanship and materials.

It is recognised that in order to survive and to continue to serve their local communities, churches might need to adapt to meet changing liturgical preferences and to meet the needs of today's worshippers and other users.

In all cases, decisions about proposals and works should be based on a balanced judgement between the need for the works proposed and the significance of the structure or feature which would be altered or lost.

9.3 Impact to the character, appearance and significance of the listed building and conservation area

English Heritage has advised that St Thomas' is a highly significant church within the context of the City's ecclesiastical heritage and an important testament to the formation of New Sarum, as the Parish Church for the new settlement. Of significance externally are the bell tower and the west elevation and their prominence when viewed from Silver Street. English Heritage explains that the church is especially renowned for the 15th century Doom painting, although there are other important wall paintings within its impressive interior and as such recognise that the church wishes to allow easy access for visitors.

English Heritage refers to their guidance on church alterations which states '*existing doors often contribute to the special interest of a church by virtue of their age, design of traditional role*' and although the proposals retain the timber doors, they will no longer be the outer doors to the church.

The conservation officer explains that a strong characteristic of parish churches is entering a very large space through a comparatively modest door to behold the 'wonder' of the interior (and in St Thomas' – the Doom painting) and is a long-established character of St Thomas'.

Third party comments refer to other churches having glazed doors such as those proposed and the design and access statement refers in particular to glazing at Chichester. The conservation officer explains that glazing at Chichester is set within a porch so shadow softens the impact and isolates the glazing from the windows above, whereas at St Thomas', the glazing will be flush with the main elevation and in close association with the traceried window above.

English Heritage consider that the glazed doors will have an adverse impact on the evidential and aesthetic significance of the church creating a modern and discordant visual impact on the traditional structure and recommend that the timber doors should be retained in their current location.

English Heritage have opined on the internal alterations in their consultation response, although these are not considered as part of this planning application,

being Ecclesiastically Exempt. It is clear from these comments that neither English Heritage nor the conservation officer have objected to the inner lobby glazing proposals, nor the use of glazing at the entrance per se.

An alternative proposal, which would not require planning permission, is to retain the existing solid timber doors in their existing position and set glazed doors back from these within the church/lobby. This has been used in other churches and Cathedrals (including St Mary's Cambridge and Ripon Cathedral) and has been suggested to the applicants but discounted.

9.4 Other material considerations

As set out earlier in the report, planning legislation states that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The applicants have explained that the purpose of the glazed doors is to control draughts and to see in to the building's interior, both when the building is 'open for business' and when closed. However, it is not considered that this would be sufficient recompense for the damage to the character of the space (external and internal) that would be caused if these glazed doors were installed.

English Heritage advise that demoting of the main timber doors to an internal door will undermine their status and alter the visual character of the church and advise that the proposal is contrary to paragraph 131 of the NPPF as it is not an enhancement to the significance of the heritage asset. English Heritage also considers that there is not a persuasive justification that would outweigh the harm caused by the proposals and as such the development proposal is also contrary to paragraph 132 of the NPPF.

10. Conclusion

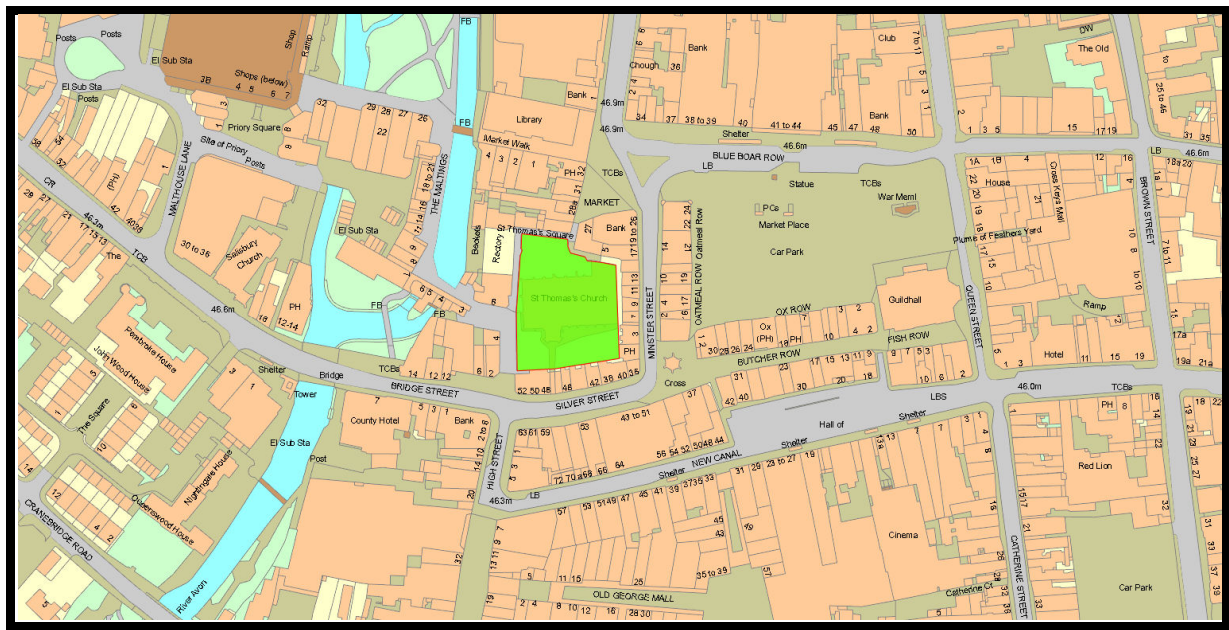
English Heritage and the Council's conservation officer consider that the external glazed doors will significantly alter the character and appearance of the prominent west elevation of the church in a detrimental way and this in turn will have a harmful impact on the character and appearance of the conservation area.

Recommendation

That the application be REFUSED for the following reason:

- (1) The proposed external glazed doors will significantly alter the character and appearance of the prominent west elevation of the church in a detrimental way and this in turn will have a harmful impact on the character and appearance of the conservation area. The development is considered to be contrary to policies CP57 and CP58 of the Adopted South Wiltshire Core Strategy, paragraphs 131, 132, 133 of the National Planning Policy Framework and Sections 16, 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

14/11528/FUL - St.Thomas Church, St Thomas Square, Salisbury, SP1 1BA



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