

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 11 June 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.

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Membership:

Cllr Fred Westmoreland	Cllr Mike Hewitt
Cllr Christopher Devine	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

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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 - 14*)

To approve and sign as a correct record the minutes of the meeting held on 21 May 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 4 June 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 15 - 16*)

To receive details of completed and pending appeals.

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **15/01047/OUT - Farmer Giles Farmstead, Teffont, Salisbury, Wiltshire, SP3 5QY**

Demolition of some existing buildings and cessation of business. Erection of a dwelling all matters reserved save for access, scale and siting.

7b **15 03272/OUT- Land adjacent 1 Longhedge Cottages, Longhedge, Salisbury. SP4 6BP**

Erection of 4 detached houses with separate double garages retaining existing access and visibility splays

8 **Urgent Items**

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

SOUTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 21 MAY 2015 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE,
SALISBURY, SP2 7TU.**

Present:

Cllr Fred Westmoreland (Chairman), Cllr Richard Britton, Cllr Richard Clewer,
Cllr Brian Dalton, Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian Tomes and
Cllr Bridget Wayman (Substitute)

57 Apologies for Absence

Apologies were received from Cllr Christopher Devine, who was substituted by
Cllr Bridget Wayman.

58 Minutes

The minutes of the meeting held on 30 April 2015 were presented.

Resolved:

To approve as a correct record and sign the minutes.

59 Declarations of Interest

Cllr Bridget Wayman declared an interest as a member of the Cranborne Chase
and West Wiltshire Downs AONB partnership.

Cllr George Jeans declared a personal interest as his family are a customer of
the business referred to in 15/01047/OUT.

60 Chairman's Announcements

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

Cllr Richard Britton was congratulated on his new role as Chairman of the
Council.

61 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

62 **Planning Appeals**

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

63 **Planning Applications**

64 **15/02009/VAR - Arundells, 59 The Close, Salisbury, Wiltshire. SP1 2EN**

Prof. Ron Johnston spoke in objection to the application.

Mrs T Smith spoke in objection to the application.

Anne Waddington spoke in objection to the application.

Gordon MacDougal spoke in support to the application.

Paul Oakley spoke in support to the application.

Andrew Cutler spoke in support to the application.

Cllr Mark Timbrell spoke on behalf of the City Council in support to 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. A question was asked if a private householder was to undertake a number of events beyond what you would normally expect from a private household and whether it would require consent.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Ian Tomes, spoke in objection to the application. A condition was raised in regards to the adverse impact on the amenities of neighbouring residents. Relevant planning history was stated, as well as previous conditions that had been applied. The conditions discussed the protection of neighbouring amenities, including restrictions on events and opening times. Cllr Tomes discussed the potential for disturbances from arranging events, as well as the actual events themselves. Cllr Tomes stated that nothing had changed from when these conditions had been implemented and it was necessary to protect the very special nature of the close.

Members debated the application. The timings of events were discussed and the frequency of events per week was raised. The Chairman stated that events would only be realistic in April to October. The logistics of holding events was discussed, including transporting portaloos. Members debated the impact on neighbouring amenities. Members debated the need to double the number of

outside events. Members discussed the neighbouring building to Arundells already carrying out events, as does the Cathedral. The relevance and value of Highways objections was discussed. The unique setting was discussed and the need to promote more people enjoying the area was highlighted, however, conditions in relation to amplified music and public speaking were debated.

A condition in regards to an event indoors coinciding with an event outdoors was discussed. Forty-eight events a year were suggested by some Members to be too many and the potential use of the gardens was discussed. The historic value of the property was discussed, as well as the need to make it financially viable. The number of events being held at neighbouring venues was clarified. The impact on local residents and the changing nature of the close was discussed. The Members discussed the potential for varying the conditions to make the property more commercially successful. Potential limitations to the number of outside events and operating hours were raised – the Chairman clarified the need to consider the application that was on the table.

Resolved:

To refuse planning permission for the following reasons:

The proposed variation of Condition 7 of planning permission 13/04090/FUL to allow the use of the garden at Arundell's for a limited number of dedicated events and activities would, by reason of the noise and disturbance associated with the significant number of proposed additional events outside of the building (including disturbance from vehicular movements to and from the site and the servicing of events), taking account of the characteristics of the site and the local context, and having regard to the amenities of existing nearby occupiers, have an undue adverse impact on the amenities of nearby residents of The Close, and is likely to be detrimental to the special tranquil character of the area.

In these respects, it is considered the proposed variation of Condition 7 of planning permission 13/04090/FUL would be discordant with Core Policy CP57 of the adopted Wiltshire Core Strategy.

Cllr Brian Dalton and Cllr George Jeans abstained.

65 **15/01047/OUT - Farmer Giles Farmstead, Teffont, Salisbury, Wiltshire, SP3 5QY**

Public Participation

Cally Troup spoke in objection to the application

Richard Hawkins spoke in objection to the application

Mary Corrie spoke in support to the application.

Andrew Bracey spoke in support to the application.

David Wood spoke on behalf of the town/parish council in support 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. Conditions relating to the existing buildings, as to what should happen to them when use of the farmstead ceases. A question was asked in regards to material considerations in relation to the design statement and the Wiltshire Core Strategy. Clarity was required as to the nature of the site, it was a brown field site / land that was occupied by a permanent structure and the definition was clarified.

An item of late correspondence was circulated at the meeting.

A motion for deferral to allow for site visit was debated. It was agreed that a site visit was needed to look at impact on the AONB. It was agreed, that the site visit would take place on a Wednesday. It was requested that all members attend.

Resolved:

To defer planning permission to allow for a site visit.

65a 14/11997/FUL - Tollgate Road, St. Martin, Salisbury. SP1 2JJ

Public Participation

Simon Firth spoke in support to the application.

Mark Timbrell spoke on behalf of the City Council 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. Clarification was sought over the floor plans in the officer's presentation and it was confirmed that no windows would face the church. The location of a drop-off point for pupil transport on Tollgate road was discussed – Highways were satisfied with the proposed arrangements. It was stated the Highways Agency were initially requiring further information and put the application on hold. Clarification was sought over the height (northern end, 13.3M and rear end 17m) of the proposed development. The proposed outdoor sports area would be fenced in. The wall to the south would be retained.

Two items of late correspondence was circulated at the meeting.

The Local Member, Cllr Ian Tomes , spoke in support to the application. Cllr Tomes stated that this development was in the public interest and discussed

the benefits of the educational centre. The need to improve education for young people was highlighted.

The site was derelict and Members debated whether this proposal would make good use out of the land. The need to retain the educated youth of Salisbury was emphasised. Concern was raised in regards to the proposed height of the development at 17M high at one end, as it would be visible from a distance. Highways concerns were discussed, with specific reference to the impact on Tollgate Road. St Martin's church was discussed and the obstructed view of the church from the road. Capacity issues and the footprint of the proposal were discussed.

Resolved:

Approve subject to the following conditions:

It is recommended the application be APPROVED, subject to the applicant entering into relevant legal agreement(s) to ensure financial contributions are made in respect of improvements to local Highway infrastructure, and subject to the following

Conditions:

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

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

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

Drawing number 10005-04-P701 Revision B dated November 2014, as deposited

with the local planning authority on 19.12.14, and

Drawing number 10005-04v-vvP001 dated November 2014, as deposited with the

local planning authority on 19.12.14, and

Drawing number 10005-04-P002 dated November 2014, as deposited with the local

planning authority on 19.12.14, and

Drawing number 10005-04-P101 Revision A dated November 2014, as deposited

with the local planning authority on 19.12.14, and

Drawing number 10005-04-P201 Revision A dated November 2014, as deposited

with the local planning authority on 19.12.14, and

Drawing number 10005-04-P301 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P601 dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P650 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P652 Revision B dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P653 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P654 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P656 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P657 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14, and
Drawing number 10005-04-P751 Revision A dated November 2014, as deposited with the local planning authority on 19.12.14.

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

3. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be

present

on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land

Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme.

On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

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

- A written programme of archaeological investigation, which should include onsite work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and**
- The approved programme of archaeological work has been carried out in accordance with the approved details.**

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

Informative:

Further Recommendations: 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.

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

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

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. There shall be no floodlighting or other illumination of the approved multi-use games area.

REASON: In the interests of the amenity of neighbouring residents

8. The use of the multi-use games area shall be restricted to between the hours of 8.45am to 4.00pm Mondays to Fridays only and there shall be no use on Saturdays, Sundays, Public or Bank Holidays.

REASON: In the interests of the amenity of neighbouring residents

9. Before the development hereby permitted is first occupied the windows labelled '3A' in the approved drawing (10005-04-P701) in the east facing side elevation shall be glazed with obscure glass only and the windows shall be

permanently maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

10. Before the development hereby permitted is first occupied all of the top floor windows in the east facing side elevation (those not subject to Condition 9 above) shall be glazed with obscure glass to 50% of the glazed surface area (the bottom half) and these windows shall be permanently maintained with 50% of the glazed surface area (the bottom half) with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

11. No construction or demolition work shall take place on Sundays or Public

Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. No burning of waste shall take place on the site during the construction phase of the development.

REASON: In the interests of neighbouring amenities

12. No part of the development hereby approved shall be first brought into

use/occupied until the parking areas shown on the approved plans have 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.

66 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 8.05 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

Outstanding Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
ENF61/11	Land at Caravan on Land at, Lime Yard, West Grimstead	ENF		
14/09688/PNCOU	Livery Hill Farm, Livery road, Winterslow	WR	DEL	
14/07785/FUL	Gilkin, Cuffs Lane, Tisbury	WR	DEL	
14/06525/FUL	Clearway Garage House, Firsdown	H	DEL	
14/11779/FUL	Land adjacent to 9 Hilltop Close, Shrewton	WR	DEL	
14/04887/FUL	Ash Hill Cottage, Sherfield English	WR	DEL	
14/11448/FUL	Wildwood, 18 Queen Street, Salisbury	WR	DEL	
14/09833/FUL	Empire Bungalow, High Street, Tilshead	WR	DEL	

New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
13/05402/FUL	Harnham Telephone Repeater Station, SP2 8QH	WR	DEL	O/T
14/10700/FUL	4 Doves Meadow, Broad Chalke, SP5 5EL	WR	DEL	

WR Written Representations
 HH Fastrack Householder Appeal

H **Hearing**
LI **Local Inquiry**
ENF **Enforcement Appeal**

8th May 2015

Report To The South Area Planning Committee

Report No. 1

Date of Meeting	11 th June 2015
Application Number	15/01047/OUT
Site Address	Farmer Giles Farmstead, Teffont, Salisbury, Wiltshire, SP3 5QY
Proposal	Demolition of some existing buildings and cessation of business. Erection of a dwelling all matters reserved save for access, scale and siting.
Applicant	Mrs M Corrie
Town/Parish Council	Teffont
Ward	Nadder and East Knoyle
Grid Ref	398481 132831
Type of application	Full Planning
Case Officer	Andrew Guest

Members will recall that this application was deferred at your meeting of the 21st May in order that a site visit could be carried out. The officers report from that committee is set out below

Reason for the application being considered by Committee

The applicant is related to Cllr Tony Deane. The application has generated objections, so requiring determination by the Southern Area Planning Committee.

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that the application should be **APPROVED subject to conditions**.

2. Report Summary

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

The application has received support from Teffont Parish Council and two third parties, objections from eight third party, and comments from the Cranbourne Chase AONB group.

The application follows an application made in July 2014 for the same proposal, which was refused by the Southern Area Planning Committee in October 2014. The current application differs in that it is accompanied by an updated 'Design and Access Statement' and a 'Landscape and Visual Report'.

3. Site Description

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

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

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

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

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

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



4. Planning History

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

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

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

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

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

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

.....

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

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

14/06726/OUT – “Demolition of some existing buildings and cessation of business. Erection of a dwelling all matters reserved save for access, scale and siting” – refused 16/10/14. Reason for refusal follows:

1. *The application site lies in open countryside and an Area of Outstanding Natural Beauty. Within the countryside there is effectively a presumption against new residential development except in limited circumstances not relevant to this case. This presumption is in the interests of sustainability and amenity. It follows that as a matter of principle the proposal comprises unacceptable development.*

In terms of harm, the proposal would introduce a house and its curtilage with inevitable domestic paraphernalia, and these would be visually intrusive and alien in such an isolated and rural location, distant from other residential properties or any settlement. By reason of their visibility and alien appearance, the house and its curtilage would detract from the wider appearance of the landscape, neither conserving nor enhancing its status as an Area of Outstanding Natural Beauty. There are no exceptional circumstances which would outweigh the harm to the countryside and landscape.

The proposal is, therefore, contrary to the principles of the settlement strategy set out in Policy CP1 of the South Wiltshire Core Strategy (and Policies CP1 and CP2 of the emerging Wiltshire Core Strategy) and 'Saved' Policies C2 and C4 of the Salisbury District Local Plan, and the guidance in the National Planning Policy Framework - paragraphs 109 and 115.

2. *The development would be contrary to saved Policy R2 of the Salisbury District Local Plan, as provision for public open space has not been made.*

5. The Proposal

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

Buildings to be removed comprise the reception/ticket office and the main farmstead exhibit building (which also contains the souvenir shop, cafe and toilets). The car park

and stored mobile home would also be removed. All land under the removed buildings and car park would be restored to pasture, although with a driveway retained to serve the proposed dwelling.



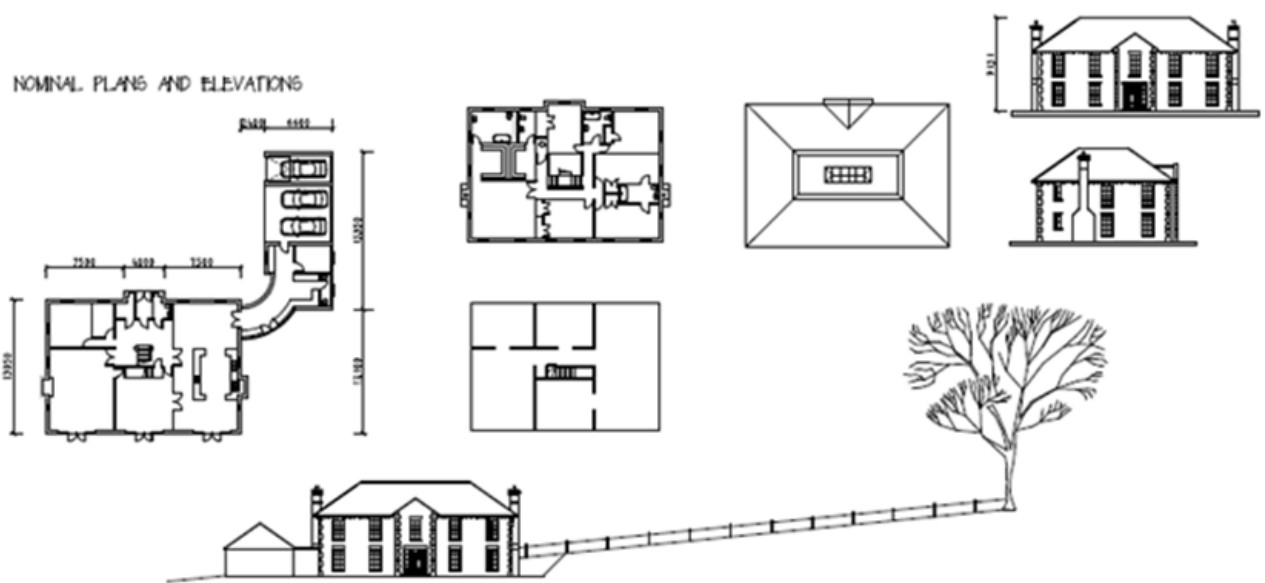
Plan showing buildings to be demolished

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

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

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





Indicative plans/elevations of proposed house

6. Relevant Planning Policy

Wiltshire Core Strategy:

CP1 – Settlement strategy

CP2 – Delivery Strategy

CP3 – Infrastructure requirements

CP48 – Supporting rural life

CP51 – Landscape

CP57 – Ensuring high quality design and place shaping

Salisbury District Local Plan ('saved' policies):

none

Other considerations:

Teffont Village Design Statement

Cranbourne Chase AONB Management Plan

7. Consultations

Teffont PC

Support subject to conditions.

Suggested special conditions based on local knowledge -

- Teffont PC is uneasy that this is presented as an outline application. In supporting it the PC wishes to make it clear that such support does not imply future support of any full application, and that the PC expects in due course to consider any such application.

- The PC recognises this site as a key location on a main entrance to the village from the A303. The PC's prime concern is to limit the visual impact upon entry to the village.
- The PC is concerned at the degree of excavation that may potentially be necessary to reduce the visual impact, including potential impact on water tables and run-off.
- The PC's previous support was on the basis of the offered cessation of Farmer Giles Farmstead as an open farm. The PC's current support is subject to such a closure and the removal of redundant buildings as stated in the application.
- Teffont PC's support is on the basis that, if permitted, there shall be no further residential or commercial infill development.

Wiltshire Council Highways

Recommendation is similar to that for the earlier 14/06726/OUT application.

On the basis that the traffic generated by the proposed new dwelling would be likely to be significantly less than that generated by the current use of the site, no highway safety objection in principle. Also no highway objections to the use of the existing site access as proposed.

On the basis that the Farmer Giles Farmstead would cease, the current car park and certain buildings would be removed from the site and the new dwelling would not create a precedent for further dwellings, no highway objection to the proposed development on transport sustainability grounds.

Farmer Giles Farmstead is advertised by brown and white tourism signs. In the event of this attraction ceasing, the cost of removing these will be sought from the owner.

Wiltshire Council Public Protection

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

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

Wiltshire Council Ecologist

The application is supported by an Extended Phase 1 Habitat Survey and Daytime Bat and Nesting Bird Survey (Sedgehill Ecology, July 2014). Appendix VIII contains the results of the inspection for bats and birds carried out in June 2014. The conclusions of the survey note that the buildings due to be demolished do not currently contain bats and from the description and photographs submitted it appears that the risk of bats occurring in the future is low. The development lies 1.6km from the Chilmark Quarries SAC which is notified for hibernating bats. Therefore although the site is unlikely to provide roosting potential for these bats, it is within the foraging range of greater horseshoe, lesser horseshoe and possibly Bechsteins bats. Tree planting such as the line of beech trees

along the northern boundary and around the car park could provide foraging habitat for these species and should therefore be retained as part of future plans for the site.

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

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

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

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

Wiltshire Council Spatial Planning

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

Wessex Water

No objection, subject to other necessary consents in place.

Wiltshire Fire & Rescue Service

Recommends measures to improve safety and reduce property loss.

8. Publicity

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

The support is summarised as follows:

- The underlying basis of the application – to 'trade' the visitor attraction and some associated buildings for a small equestrian/farmstead with dwelling – is sound and in the interests of the village. Retention of the stable building and holiday lodges is not inappropriate and compliments the overall use of the site;
- The proposal would result in a visual improvement at the entrance to the village and within the AONB, subject to appropriate controls to ensure removal of existing

buildings and hardstandings. The two existing farmsteads are mostly a blot on the landscape and intrusions in the AONB. These material considerations make the proposal acceptable;

- An on-site dwelling would add security to the site and all remaining buildings/uses. The site has a history of thefts, trespass, etc.;
- A well-designed dwelling would cause no demonstrable harm to the environment, particularly if built in accordance with 'green' principles;
- Retention of the lodges will allow visitors to continue to enjoy the area;
- NPPF allows very occasionally isolated new houses of exceptional quality and innovation;
- There are brownfield sites that could be less tastefully developed under other planning policies and guidance.

The objections are summarised as follows:

- Previous application refused – nothing changed to allow different decision now;
- Contrary to Core Strategy. New housing not allowed in countryside except in exceptional circumstances;
- Contrary to NPPF – "... Great weight should be given to conserving landscape and scenic beauty in ... AONB's ...";
- No benefit to Teffont;
- A house would detract from AONB, and have much greater impact than existing buildings / car park to be removed. Car park is not intrusive in any event. L&V Report does not demonstrate acceptable impact;
- House is too big. House is on open land – not on footprint of existing building. House is not a conversion;
- Because outline, insufficient detail to properly assess quality of design. Not necessarily an objection to modest house on site of existing buildings.
- Unanswered questions in respect of holiday lodges and camp/caravan sites – which are required by condition on their planning permission to be removed if FGF business ceases;
- Visitor numbers, and resulting impact of traffic, etc., on Teffont exaggerated. Farm Giles Farmstead appears to be uneconomic as a visitor attraction and an alternative use for the site is needed;
- Potential adverse impact from construction on springs;
- Not in accordance with Teffont VDS;
- No other precedents in area – this will set precedent.

The Cranbourne Chase AONB group states the following:

The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles three County, one Unitary and five District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage. It is also recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage assets 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. It sets out the Local Authorities' Objectives and Policies for this nationally important area. 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 which include AONBs. Furthermore it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 14 footnote 9, due to other policies relating to AONBs elsewhere within the Framework. It also states (paragraph 115) that great weight should be given to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas.

The site is in the West Wiltshire Downs landscape character area.

I note that there are at least three specialist consultants involved in this application. Red line area and architectural matters being dealt with by Nigel Lilley, the Planning Design and Access Statement being handled by Allen Planning Ltd, and a Landscape and Visual Report being provided by WH Landscape Consultancy Ltd.

The proposal is for the removal of some buildings to the south of the existing car park, which would itself be removed, and the building of a house. The proposed development would involve cutting a trackway in a north-westerly direction to reach a site north of the retained barn (which accommodates stables for a number of horses) where the proposed new development would be the construction of a significant house and triple garage on an area that is currently grass paddocks.

The red line area includes the car park, a significant part of the area to the west of it, as well as the existing farm type buildings on the site. However, the plan with the red line from the architect shows two ponds further to the west. The smaller one no longer exists. The larger pond is outside of the application area but, nevertheless, is shown on the drawing that is entitled 'Finished areas for residential use and farm / equestrian use' as having been filled in. It appears, therefore, that a significant engineering exercise is being proposed that is outside of the red line application area.

The Planning, Design and Access Statement dated February 2015 appears to be based on the premise that the site is within the category of previously developed land. However, the definition of previously developed land in the Glossary to the NPPF is quite clear that the definition excludes 'land that is or has been occupied by agricultural or forestry buildings'. It would appear, therefore, that the basis on which this Planning, Design and Access Statement is predicated is ill-founded.

Furthermore the focus on planning policy (Section 4) misinterprets the application of paragraph 14 of the NPPF as I have set out above. Moreover, the document fails to refer to paragraph 116 of NPPF which relates to major developments in designated areas such as AONBs. The red line area is clearly sufficiently large to fall within the definition of major development in relation to the way the application is handled. Whether, when it comes to the actual decision making process, it is felt to be sufficiently large to be a major development, is a matter for the decision maker. Nevertheless, the proposals relate to a significant area of land involving changes of use, removal of significant buildings that are not at the end of their functional life, and the removal of a substantial area of surfaced car parking. There also appears, as I have already pointed out, to be a pond filling exercise which covers an area very nearly

as large as the car park. A crucial feature of paragraph 116 of the NPPF is the need to demonstrate exceptional circumstances, which does not appear to have been done.

The Planning, Design and Access Statement helpfully indicates key policies in the Wiltshire Core Strategy 2015. However, particularly in light of the decision recently at Chilmark, the proposed development at Farmer Giles, on the edge of the settlement, does not appear to be 'infill'. Although paragraph 4.17 of the supporting statement relates to Core Policy 51, which requires proposals for development within or affecting Areas of Outstanding Natural Beauty to demonstrate that they have taken account of the Objectives, Policies and Actions set out in the AONB Management Plan, neither the Statement, nor any of the other submitted application material, demonstrate how the Management Plan has been taken into account. The proposal is, therefore, also lacking in respect of policy CP51.

The Planning, Design and Access Statement fails to acknowledge that the existing buildings have weathered over the years and formed part of the larger group of buildings that appear as one with the farm buildings on the neighbouring site. The practicality of being able to return the car park and the concrete bases of the farm building to pasture as a realistic and affordable proposal does have to be questioned. Furthermore, the existence of the three tourist lodges is given scant attention within the application. It would appear that they would be features in the view from the proposed site of the proposed house.

Paragraph 6.4 continues to assert that the site is 'brownfield' whereas Farmer Giles has clearly been a farm diversification exercise based on agricultural activities. Furthermore, the fact that this additional activity has not really been operating for the last two years, but agricultural and equine activities have continued, suggests that this is still fundamentally an agricultural holding.

I also note that the paragraph quoted from the Planning Authority's letter of 16 May 2014 in paragraph 6.8 of the Planning, Design and Access Statement referring to changes likely to enhance the countryside and its status as AONB were not based on any input from the AONB team, and before the planning office had received any advice on the landscape or visual impacts of the proposals.

Paragraph 6.11, again, asserts that the site is previously developed land despite national and local policy. Paragraph 6.13 states 'where the development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting'. This is misleading as the proposal is not for the re-use of buildings but for the demolition of buildings that clearly still have quite a significant useful life.

The extracts from the Landscape Report that are included in the Planning, Design and Access Statement are, out of necessity, brief and edited. They do, therefore, tend to emphasise the assertions that are then put forward without any significant, substantive reasoning or evidence behind them. Furthermore, without details of the way the access route would be cut into the hillside, the house itself set into the sloping ground, together with details of the height of the proposed building, it is not feasible to make a realistic assessment as to whether or not such a building could be accommodated within the existing topography of what is quite a complex site. It would, therefore, not be reasonable to leave the primary consideration of the development proposal, namely the installation of a significant house and triple garage, to be addressed at the reserved matters stage.

The AONB has to **advise** you that the continued assertion that the development site is previously developed land in paragraph 7.1, is not founded in national or local policy and the actual proposed location for the house is clearly, currently, a greenfield in any sense of that terminology.

The removal of buildings that have weathered into the local scene is a matter that I shall return to later but in the **considered opinion** of the AONB little would be gained and there could be a considerable loss by the removal of the main agricultural style building on the site. Furthermore, the assertion that the car park area is 'visually prominent' in paragraph 7.5 is not supported by evidence. The reference to ecological enhancement is also unsupported and, therefore, I would **suggest**, irrelevant.

As I am confident you will be aware, the AONB Management Plan is supportive of affordable housing within the AONB where this provision does not conflict with Conservation Area or Listed Building issues (Policy VRC4). Market housing should be provided in line with national and local policies and it is acknowledged that exceptions can be made in the interests of the welfare of livestock.

When I met Councillor Deane and Mrs Corrie on site it was explained to me there had been concern expressed from the planning office about the visibility of buildings on the site. I did, therefore, take the opportunity at the time of year when screening by vegetation is at a minimum to evaluate the visibility of the existing site from the primary area where it can be perceived by the public, namely the road from the A303 into the village.

I **concluded** that the only place whence the car park is visible is from the entrance to that car park. The belt of evergreen trees on the northern side of the car park provides significant, all season screening.

I also noted that along the northern boundary of the overall, blue line, area there is a substantial belt of mature Beech trees. On inspection I found that on the northern side of that there has been additional planting of Beech trees, and that these are now approaching a third of the height of the main line of trees. Clearly during the summer these would provide a significant visual barrier. However, during winter there is a thinning of the screening effect in an area from approximately ground level up to about 4 metres. That could be mitigated by an evergreen planting scheme. The current tree screen still has some effect and whilst it was not possible to see specific buildings and structures on the site there was, at late morning, some reflection I shine from some roofs within the site (e.g. from the tourist lodges). The substantial agricultural buildings were not visible.

Driving down the road towards the village I did note that there was a barn roof that was not screened by the evergreen trees beside the car park and this was fairly constantly within the view. When I arrived at the entrance to Farmer Giles it became clear that the visible roof is not on the Farmer Giles site. It is on the land adjacent to it, and is a roof that is within the property of the neighbouring group of farm buildings on the southern side of Farmer Giles. It does, therefore, appear that the removal of an existing agricultural building on the Farmer Giles site that still has useful life would not provide any measurable benefit to the AONB. As I have mentioned in my previous letter (19th August 2014) the loss of Farmer Giles visitor activities could be seen as a loss to the rural economy of the AONB.

*In the light of my site visit and assessment of one of the key issues relating to landscape matters, I now turn to the submitted Landscape and Visual report. It is noticeable that the report was provided after the development scheme had been decided upon and therefore it does not follow best practice of informing the applicant and other advisors of the site opportunities and the potential options for achieving a development that could integrate with the landscape. I note that it was carried out prior to the adoption of the Wiltshire Core Strategy and therefore the policy references within it have been **superseded**. I understand that the report was not commissioned as a detailed Landscape and Visual Impact Appraisal and therefore elements that I would, as a professional landscape architect, have anticipated do not appear. I note, for example, that reference is made to a number of landscape character assessments, but these are simply 'cut and paste' extracts without any analysis or synthesis to establish the landscape context for the proposal. Similarly, reference has not been made to the AONB's Landscape Sensitivity Study 2007.*

Possibly because the work was undertaken after the scheme had been prepared, the framework of the report does not cover 'avoidance of impacts' in addition to 'mitigation' after impacts have been avoided. Furthermore, the report says very little about the scale, form and impacts of the proposed development, and mixes baseline description work with assertions about whether or not the development would have landscape or visual impacts. Paragraph 3.7.9, for example, is an assertion that does not give reasons and is based on characteristics of a development that have not been clearly described.

*Possibly because the Wiltshire Core Strategy had not been adopted the advice in connection with Policy 51 is **out of date** and inappropriate. Nevertheless that could have been picked up from the Core Strategy Examination track changes version of the Core Strategy that the Inspector was making his decision upon.*

Unfortunately the viewpoint findings are based on a 50 mm focal length lens to a traditional SLR camera despite the well publicized work of the University of Stirling indicating that a 75–80 mm lens more realistically represents the view as perceived by the human eye. Furthermore, the viewpoints seem to be from specific, rather than representative, positions and, therefore, structures in the foreground of photographs can have an inappropriate influence on the character of the scene in contrast to the scene when viewed in real life on site. Viewpoint 4 appears to have the 'site of proposed house' positioned significantly nearer to the east than would be the actual case and so could be misleading.

The Landscape Report in Section 5 moves to mitigation and enhancements but does not indicate how the substantial concrete platform for the existing farm buildings and the compacted hard surface for the car park could be restored to the pasture and paddocks indicated on the architect's plans. The proposals may, therefore, not be achievable.

*From my detailed appraisal of the submitted documentation and site visit I **conclude** that if a case is to be made for a house on this property, then a detailed application is needed so that all relevant issues can be evaluated in relation to this edge of village situation within the sensitive landscape of the Area of Outstanding Natural Beauty.*

I understand from my site visit that currently there is livestock on site and that would

be highly likely to continue. I also noted that there are other locations on site where a property could be located with less ground works and less cutting into the topography of the landscape. Regardless of any observations on the scale and form of the proposed house and garages, the current proposal appears to involve substantial earthworks and cutting into the landscape that do not enhance the amenities of the site or provide for more effective oversight of the holding and its animals.

The AONB does, therefore, most strongly recommend that if the applicant wishes to proceed a full detailed application should be made. In the light of my site visit I would also strongly advise that the fundamentals of the proposal are reappraised, not just in relation to landscape issues, but also the objectives and policies of the adopted AONB Management Plan.

9. Planning Considerations

Principle

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

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

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

Core Policy 1 of the Wiltshire Core Strategy sets out the ‘Settlement Strategy’ for the county, and identifies four tiers of settlement – Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Within the Settlement Strategy Teffont is identified as being a Small Village. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development, and there is a general presumption against development outside of these. That said, some very modest development may be appropriate at Small Villages to respond to local needs and to contribute to the vitality of rural communities.

Core Policy 2 of the Wiltshire Core Strategy sets out the ‘Delivery Strategy’. It identifies the scale of growth appropriate within each settlement tier. The policy states that at the Small Villages such as Teffont development will be limited to infill within the existing built area where this seeks to meet housing needs of the settlement or provide employment, services and facilities and provided that the development:

1. respects the existing character and form of the settlement;
2. does not elongate the village or impose development in sensitive landscape areas;
and
3. does not consolidate an existing sporadic loose knit areas of development related to the settlement.

Infill is defined in the Core Strategy 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.

Core Policy 48 ('Supporting Rural Life') of the Wiltshire Core Strategy more specifically relates to rural areas. It states that outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside, subject to appropriate evidence.

In this case the application site lies within the countryside, outside of Teffont. In essence a principal component of the proposal is to erect a house on the site which is neither essential to support a rural enterprise nor to provide affordable housing under the limited circumstances allowed by Policy CP48. It follows that the proposal is not in accordance with the settlement and delivery strategies of the Core Strategy, and does not comply with any of the 'rural life' exceptions set out in CP48, and so as a matter of principle conflicts with the Core Strategy.

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

AONB

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

Core Policy 51 of the Wiltshire Core Strategy states that "*Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures*". The

policy further states that *“Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies”*.

More specifically CP51 states that *“.... proposals will need to demonstrate that aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures”*. Relevant ‘aspects’ required to be conserved or enhanced include –

- *The locally distinctive character of settlements and their landscape settings; and*
- *The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*

The NPPF states that *“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty”*. In respect of ‘brownfield’ land the NPPF further states that *“Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value”*.

This application differs from the previous refused application in that it is accompanied by a Landscape and Visual Report. This provides an assessment of the landscape and visual impacts resulting from the proposal. It is informed by a number of reports including the Wiltshire Landscape Character Assessment (2005), the Salisbury District Landscape Character Assessment (2008), and the Cranbourne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment (2003). It identifies the effects of the development, the magnitude of those effects and their nature and significance, and possible mitigation measures.

The report is highly detailed. It summarises the outcomes of its assessment as follows:

“The purpose of this report is to provide an assessment of the application on the landscape and visual aspects of the surrounding countryside. It has been made apparent through a desk study and site visit that the proposed dwelling will have limited detrimental and landscape and visual impacts and is well contained by existing buildings and the landform and tree cover. The following observations have been made which counter Reason for Refusal No. 1:

1. *The dwelling is located on the developed edge of the village of Teffont Magna, and within 1km of the village of Chilmark. The dwelling will also be within close proximity to two other dwellings within the curtilage of the farmstead. These factors mean that although the dwelling will be sited in a rural location, it is not seen to be an isolated feature remote from existing development.*
2. *The location of the dwelling on the lower part of the slope within the site ensures that the dwelling will neither break the skyline nor be seen out of context of the existing buildings in the Farmer Giles Farmstead. The existing boundary vegetation also filters the majority of the public views into the site.*
3. *The landscape will be enhanced from its existing state by the removal of redundant farm buildings and a car park to make way for the regeneration of pastoral land. This additional pastoral land more than compensates for the footprint of the*

house and driveway. Additional trees and hedgerows will also be planted on the development site's boundaries, thus contributing to habitat creation and wildlife corridors to the wider countryside."

The report concludes as follows:

"The proposed dwelling will have a limited impact on both the landscape and visual amenity in the AONB setting, with the scope for enhancing a redundant piece of farmland on the northern edge of the Farmer Giles Farmstead. The new dwelling and associated landscape enhancements will have a positive impact on the landscape and setting of the farm as a result of the removal of the redundant barns and car park, and the restoration of the land to pasture."

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

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

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

Regarding the social and economic considerations, removal of the visitor attractive would inevitably result in the loss of a rural enterprise and related potential job opportunities. That said, the attraction is not considered to be a significant employer (particularly now it is 'mothballed'), and the visual enhancements stemming from the proposal are considered to outweigh the economic impacts in any event. This is considered further below.

To sum up on this issue, the enhancement to the AONB resulting from the overall

'package' of proposals is considered to be a material consideration which in this instance overrides the usual policy presumption against new residential development outside of defined settlements.

Sustainability

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. It further states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to) "..... replacing poor design with better design" . More specifically, the NPPF states that to fulfil the principles of sustainability local planning authorities should promote the development and diversification of agricultural and other land-based rural businesses; and support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. The NPPF further states in more general terms that local planning authorities should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

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

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

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

Other matters

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

ensure no loss of amenity to the new occupiers.

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

The response from the AONB group questions the applicant's reference to the site as being 'previously developed land' (or 'brownfield'). It also refers to the proposal as being 'major development'. On the first point, previously developed land is defined in the NPPF as follows:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

The Farmer Giles Farmstead, although a farm-based attraction, is not a farm. It follows that because it is occupied by permanent structures, and because these are not agricultural, the site does comprise previously developed land.

On the second point, the national Planning Practice Guidance refers to major development in AONB's in the following terms:

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 this case the proposal is to restore part of the site to open land and erect a single dwelling. Although these proposed works encompass a relatively large area of land they do not amount to 'major development' in quantity and in terms of the impact on their context. It follows that the presumption to refuse major development in the AONB does not apply.

Conditions are recommended to deal with the cessation of the visitor attraction use¹ and

the phasing of demolition and site clearance works. Conditions are also proposed to manage the use of the stabling building to be retained.

Saved policy R2 of the SDLP requires a contribution towards local recreation provision. However, recent changes to the National Planning Policy Guidance mean that this cannot be sought in this case.

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

RECOMMENDATION

Approve subject to the following conditions -

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

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

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

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

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

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

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

- 4 Prior to commencement of construction of the dwelling hereby approved all existing buildings indicated to be demolished on drawing no. FGr/pa/03a dated March 2014 and received by the lpa on 2 March 2015 and all of the existing open car park areas (with the exception of that part which will form the access drive to the dwelling as shown on drawing nos. DT/P/101A and FGr/pa/01B dated August 2014 and March 2014 respectively and received by the lpa on 2 February 2015) shall be demolished and the resulting waste materials removed from the site. Following

removal of the waste materials and prior to occupation of the dwelling the land shall be re-graded to original levels which existed prior to construction of the farm buildings and hardstandings and laid out as new pasture land in accordance with drawing no. DT/P/101A dated August 2014 and received by the Ipa on 2 February 2015. The new pasture land shall be retained as pasture land thereafter.

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

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

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

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

REASON: In the interests of visual amenity.

- 7 The domestic curtilage serving the dwelling hereby approved shall be limited to the area edged in yellow on drawing no. DT/P/101A dated March 2014 and received by the Ipa on 2 February 2015. Prior to commencement of development details of the intended method of enclosing the domestic curtilage shall be submitted to the local planning authority for approval in writing. The approved method shall be implemented in full prior to the first occupation of the dwelling, and it shall be retained and maintained as approved in perpetuity thereafter.

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

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

REASON: The application contains insufficient detail to enable this matter to be considered at this stage and to so ensure that the appearance of the AONB will

be enhanced.

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

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

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

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

- 11 No construction or demolition machinery shall be operated on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of residential amenity.

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

Site plan and residential curtilage plan undated and received by the lpa 23 February 2015; DT/P/101A dated August 2014 and received by the lpa 2 February 2015; FGr/pa/01B dated March 2014 and received by the lpa 2 February 2015; FGr/pa/03a (demolition plan) dated March 2014 and received by the lpa 2 February 2015.

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

INFORMATIVE TO APPLICANT:

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

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Application Number	15/01047/OUT
Site Address	Farmer Giles Farmstead, Teffont, Salisbury, Wiltshire, SP3 5QY
Proposal	Demolition of some existing buildings and cessation of business. Erection of a dwelling all matters reserved save for access, scale and siting.
Case Officer	Andrew Guest



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Report To The Area Planning Committee

Report No. 2

Date of Meeting	11 TH June 2015
Application Number	15/03272/OUT
Site Address	Land adjacent 1 Longhedge Cottages, Longhedge, Salisbury. SP4 6BP
Proposal	Erection 4 detached houses with separate double garages retaining existing access and visibility splays
Applicant	Mr Tony Cowles
Town/Parish Council	Laverstock
Ward	Laverstock, Ford & Old Sarum
Grid Ref	414477 134066
Type of application	Outline
Case Officer	Richard Hughes

Reason for the application being considered by Committee

At the 20th March 2014 meeting, Members considered the previous application 13/04728/out. Contrary to officers recommendation, Members decided to refuse the application for reasons explained in the report below. The applicant has now resubmitted a fresh application for consideration, and it is considered that the matter should be decided by Members as the officer recommendation below is not in accordance with Members previous refusal reasons.

The development is also contrary to the aims of the development plan policies CP1 CP2, CP48, & CP51 in that the dwellings would be located in the open countryside and outside any defined development limits. However, officers consider that there are significant material considerations in this particular instance which need to be taken into account in this instance, and the views of Members are therefore sought.

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that planning permission be **Granted, subject to a S106 Legal Agreement and subject to conditions.**

2. Report Summary

1. Principles and policies/previous refusals
2. Design and impact on wider area including heritage assets
3. Impact on Neighbour amenity
4. Highways and parking issues
5. Archaeology
6. Ecology and drainage
7. Aircraft safety
8. S106 heads of terms

The Parish Council: Support provided the development is not visible
Neighbourhood responses: None

3. Site Description

The land subject of the application appears to form part of the curtilage of No.1 Longhedge Cottages, although only part of the land is apparently actual garden area. There is an existing vehicular access off the adjacent A345. The other semi detached cottage (No.2 Longhedge cottages) forming part of this existing grouping does not form part of the application site.

The site is located between the A345 road and the field system to the south east and north east, which is allocated with the adopted South Wiltshire Core Strategy for 450 dwellings and other associated development. The Council has approved the development of up to 673 dwellings on this adjacent land, with associated community infrastructure. This significant development would also result in a new highway layout to the immediate north of the application site subject of this report, with the provision of a roundabout, new bus stops, and associated footways. At the time of writing, this development has yet to commence.

A gas pipeline runs through this adjacent Longhedge site, and close to the application site.

To the east of this allocation, the Old Sarum development is continuing to grow, and has permission for some 811 dwellings which are currently being built out. This will also have associated community infrastructure, including the existing school.

To the west, there is “Longhedge House”, a Grade 2 listed building located opposite the site on the western side of the A345, and the adjacent “Longhedge Farm”.

The wider environment remains currently characterised by open countryside, and the site forms part of the setting of the adjacent Old Sarum Scheduled Ancient Monument (SAM). The surrounding area has been the subject of a number of archaeological finds, and the adjacent agricultural land is also of some importance in ecological terms, including being within the catchment of the River Avon SSSI.

The site is located some distance from the adjacent Conservation Areas which cover the adjacent historic airfield and its buildings, as well as the Old Sarum SAM. The former toll house located at the roundabout with the Portway is also a listed property, although this is some distance from the site.

The site lies to the north of the established development including a Park and Ride facility, and the land to the south adjacent the airfield has also been allocated for development (See Core Policy 23 of the Wiltshire Core Strategy).

4. Relevant Planning History

Previous outline planning application ref 13/04728/out was refused by Members for the following reason:

“01 The proposed dwellings would be located on a site which is currently located in the open countryside, and is not specifically allocated for housing development in the

South Wiltshire Core Strategy or the draft Wiltshire Core Strategy. The adjacent A345 road onto to which the dwellings would have a vehicular access is a very busy arterial road between Salisbury and Amesbury, where traffic speeds are very high.

A large area of land immediately adjacent the site has been allocated for a significant mixed development within the development plan, and planning permission has been granted. A new highway arrangement has been proposed as part of the adjacent development, which will help improve highway safety and reduce traffic speeds.

However, this adjacent permission is in outline form and development has yet to commence. Consequently, at the current time, the surrounding land remains of a rural character, and it may be some time before the land is actually developed, including the provision of a roundabout. As a result, there is no certainty that the final development will resemble the layout currently envisaged or that the future developments would not conflict.

Consequently, due to the lack of certainty that the development of the area would occur as currently envisaged, it is considered that the scheme would be likely to result in housing development within the open countryside also result in additional traffic generation onto a busy arterial road to the detriment of highway safety, contrary to policies CP6, C2, C7, H23 & G2 of the adopted South Wiltshire Core Strategy.”

Furthermore, previous to the above refusal, there have been two applications on this land, both related to the change of use of the land to residential curtilage (applications S/2006/1974 and S/2008/1410) in 2006 & 2008. The reason for refusal was as follows:

“The proposed change of use from agricultural land to residential curtilage represents an undesirable encroachment into the countryside for which there is no overriding justification. As such, the proposal would be contrary to the desirability to protect the countryside for its own sake and its intrinsic character and beauty, being therefore contrary to saved policies C2 of the adopted Salisbury District Local Plan and PSS7 ‘Sustainable Development in Rural Areas’.”

The wider area has been the subject of significant changes over recent years, including the development of the Old Sarum community.

In particular, the site adjacent to this application site, known as Longhedge, has been allocated in the South Wiltshire Core Strategy for a development of up to 450 dwellings, including new access arrangements, community facilities, and commercial uses. More recently, in relation to this field system, planning application 13/00673/OUT was approved in 2014 subject to a S106 on the adjacent field system. The application relates to a development of up to 673 dwellings, including community infrastructure, and a new access roundabout of the A345, together with commercial uses.

5. Proposal

This proposal is in outline form, with only access and layout being in detailed form. The submitted plan shows the redevelopment of the land to the immediate south of the existing cottages for four detached dwellings, arranged in a linear fashion, with associated parking and garages. The existing vehicular access to the existing cottage is reutilised, and the proposed dwellings then accessed via a linear driveway, running between the dwellings and the boundary of the site.

The submitted scheme also includes the provision of footway between the main A345 and the proposed dwellings. The plan also indicates the creation of a 2 metre noise barrier between the dwellings and the retained boundary hedging to attenuate noise from the adjacent road system.

(It should however be noted that these noise attenuation details are in outline form, and the Council's EHO has requested some conditions to be imposed regards this feature, which may ultimately alter the design of this part of the proposal).

6. Relevant Planning Policy

NPPF, NPPG

Wiltshire Core strategy policies:

CP1, CP2, CP3, CP20, CP23, CP24, CP41, CP43, CP45, CP48, CP50, CP51, CP52, CP57, CP58, CP60, CP61, CP62, CP67, CP68, and also the development template for the Longhedge site at appendix A.

Adopted Supplementary Planning Guidance "Creating Places"

7. Consultation response

Laverstock and Ford Parish Council – Support provided the development screened from public view

WC Spatial Planning – Since the previous application was considered, the WCS has been formally adopted. The proposal is now considered to be contrary to adopted policy CP2 of the WCS, in that the development would be located outside the development boundary of the adjacent Longhedge site, in the open countryside, and therefore, cannot be supported from a policy perspective.

WC Housing – Financial contribution not required towards offsite affordable housing provision

WC Archaeology - This site does have the potential to contain heritage assets of archaeological interest and that watching brief is necessary. Recommend that an archaeological field evaluation is subject of a planning condition.

WC Open space - R2 Contribution will not be sought

WC Ecology – No objections due to small scale of site, and provided existing vegetation is protected, together with conditions related to limiting the impact of construction works of protected species and the environment.

WC Environmental Health – reiterated previous comments that any planning permission should be made subject to conditions in relation to the following. It will require a fully 24 hour noise survey of the site concerned and a demonstration that both internal and external (amenity area) noise levels will be achieved appropriate WHO / BS8233 standards. Any information submitted to discharge this condition should also specifically consider night time maximum (LAmax) noise levels caused by road traffic noise and demonstrate that maximum noise levels will not significantly exceed 45dBA. If it is necessary to keep windows closed in order to achieve appropriate internal noise levels then additional mechanical means of ventilation / climate control will be required and incorporated into the scheme. As this is an outline application we would also recommend the applicant considers the internal layout and design of the properties to mitigate against road traffic noise. On the basis of the work carried out for the ES of the Longhedge development, which includes the area between Equinox and the Longhedge Cottages site, we consider the Equinox is very unlikely likely to have any significant impact on the Longhedge Cottage site.

Wessex Water – New connection to the main sewer will be required to serve development

English Heritage - No response

Esso – No comments

Environment Agency - No response

Scottish and Southern Water - None received

Scottish and Southern Electricity – None received

Highways Agency – No response received

MoD – no response received

8.Third Parties/Publicity

No responses have been received

9.Planning Considerations

9.1 Principle and policy

As the application site has recently been the subject of a similar application and a refusal in 2014, the LPA needs to reconsider its previous decision in the light of any current planning guidance and policies, as well as any subsequent changes to the surrounding physical environment or the local or national policy regime.

The land subject of the current application does not form part of the adjacent Longhedge allocation, and consequently, the site is not allocated for future development as part of the WCS, and is therefore for the purposes of planning, located within the open countryside, where the development of land for dwellings not associated with agriculture, forestry, or similar rural enterprises, is strictly controlled by planning policy. As a consequence, this application scheme is contrary to the aims of policy CP1, CP2, CP45, CP48 & CP51 of the Wiltshire Core Strategy in that the site falls outside the Longhedge application.

The NPPF clearly indicates (at para 12) that development which conflicts with development plan policies should be refused unless material considerations indicate otherwise.

Therefore, on the face of it, as advised by officers in the 2014 report, the scheme could be refused based on these development plan policies and the general national presumption in favour of conserving and enhancing the natural environment.

However, in officers opinion, this is a rather unusual and unique case, and there may be material considerations which outweigh the up to date local plan policies. These are outline below:

i) Previous refusal reason

Members previous refusal reason seems clear that the scheme was not simply unacceptable because it was in the open countryside but states that the development is not acceptable largely as it would precede the creation of the road system and development planned and approved at the Longhedge site, and indicates that:

“.....However, this adjacent permission is in outline form and development has yet to commence. Consequently, at the current time, the surrounding land remains of a rural character, and it may be some time before the land is actually developed, including the provision of a roundabout. As a result, there is no certainty that the final development will resemble the layout currently envisaged or that the future developments would not conflict.

Consequently, due to the lack of certainty that the development of the area would occur as currently envisaged, it is considered that the scheme would be likely to result in housing development within the open countryside also result in additional traffic generation onto a busy arterial road to the detriment of highway safety, contrary to policies CP6, C2, C7, H23 & G2 of the adopted South Wiltshire Core Strategy.”

Consequently, a refusal now based solely on an in principle objection to housing in the countryside may be difficult to justify, unless it is considered that changes have taken place since the previous refusal which could justify such an in principle refusal.

ii) Longhedge allocation and development

The allocations of the adjacent land within the previous SWCS and recently adopted WCS for a large scale mixed use development, and the recent resolution to approve a larger development partly on unallocated land, indicates that the Council is content for the character of this area to alter significantly from its current rural character, subject to the provision of a mixed use and sustainable development. Indeed, the development template for the Longhedge site as outlined in Appendix A of the adopted WCS clearly indicates that the objectives for the Longhedge development are to develop a mixed use development; “..in a sustainable location”. It goes on to indicate that in the Council’s view, the “..introduction of additional dwellings to the Old Sarum area will add a critical mass to secure the delivery and viability of planned and new local facilities to create a more self contained community, based around a neighbourhood centre”.

It is therefore clear, as advised by officers in the 2014 report, that the Council believe the adjacent Longhedge site to be sustainably located, and the resolution to grant a recent application which (when developed) will contain a new primary school, and neighbourhood centre, together with a significant area of public open space, will result in a sustainable located development, which has access to services and facilities. It should also be noted that the recent Longhedge application contained 223 dwellings which are not located within the allocated site as shown in the WCS, and in that instance, Members considered that the resultant scheme would represent a more sustainable development, with enhanced facilities.

Notwithstanding the above, at the time of compiling this report, the adjacent Longhedge development and associated road system alterations has yet to begin. However, a formal planning application regards the details of the proposal is expected to be submitted in the next few months, and details of the road system alterations are being discussed with the Council Highways department as part of the separate road adoption procedure. This indicates that the scheme is moving forward and that it is more likely than not that the larger development site and roadworks will materialise at some point in the near future. Members will therefore need to consider whether this is enough to overcome their previous reasons for refusal at this point.

iii) SHLAA & potential site options

Furthermore, and as advised by officers in the 2014 report, the site (or at least the southern section of it) has previously been identified in the Council’s Strategic Housing Land Availability Assessment (SHLAA), as having the potential for development, particularly due to the allocation of the adjacent Longhedge site. The site is also currently highlighted in the recent consultation for potential development sites.

iv) Surrounding major development

The Old Sarum development immediately adjacent to this site is permitted for some 811 dwellings and the scheme will ultimately contain local facilities which would be readily accessible by local people.

It may therefore be difficult to argue that once the Longhedge development is provided, the site subject of this application would also not be similarly sustainably

located, given that the NPPF clearly indicates that there should be a presumption in favour of “sustainable development”.

v)Policy changes since 2014 refusal

The National Planning Policy Framework (NPPF) remains in force, and is now supported by the NPPG, which offers general guidance on development control matters, such as design and amenity impacts. This later document does not in officers opinion have any particular impact regards the principles of the scheme, and its contents mirror the newly adopted WCS policies.

Since the 2014 refusal, the WCS has been adopted. The refusal specified several now-replaced planning policies, namely CP6, C2, C7, H23 & G2 of the adopted South Wiltshire Core Strategy. CP6 has been replaced by CP45, C2 by CP48, C7 by CP51, and G2 by CP57.

The planning policies within this document mirror the general aims of the previously saved Local Plan policies, and those within the previous SWCS. However, new Core Policy 2 of the WCS needs further analysis. This states that:

“Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.....

Other than in circumstances as permitted by other policies within this Plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.

At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development.....”

Paragraph 4.25 as referred to in the above policy listed the following exceptions:

- Additional employment land (Core Policy 34)
- Military establishments (Core Policy 37)
- Development related to tourism (Core Policies 39 and 40)
- Rural exception sites (Core Policy 44)
- Specialist accommodation provision (Core Policies 46 and 47)
- Supporting rural life
(CorePolicy48)

The application site subject of this report is not included within the adjacent Longhedge/Old Sarum development limits as shown on the defined policies map associated with the WCS, and the housing subject of this application does not fall within the list of exception developments listed above.

As a result, it would appear that the proposal would be contrary to the aims of Core Policy 2. However, in this regard, Members should also note that notwithstanding the wording above and the exceptions list, Core Policy 2 goes on to list a number of strategic sites where development would be acceptable. As part of this list, the adjacent Longhedge allocation referred to relates to a smaller area of land than has more recently been granted planning permission, and as being suitable for only 450 dwellings, whereas a total of 673 dwellings have been approved. Consequently, a refusal of the current application scheme on the basis that it does not comply with Core Policy 2 may be difficult to justify, given that the adjacent planning permission at the Longhedge site does not accord with it also.

Notwithstanding the above, and whilst the Longhedge and adjacent Old Sarum developments have not been allocated as a Small Village, Members will note that the concept of “infill” development has been introduced as part of policy CP2. This currently allows infill development within defined small villages which are in the open countryside. Infill development is currently defined by Core Policy 2 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...”.

Summary

Whilst on the face of it, the development does not accord with the aims of Core Policy 2, a refusal of this current application based solely on the premise that the four additional dwellings would be located in the open countryside remote from services and facilities may be difficult to substantiate, particularly if provided after or concurrently with the planned Longhedge development, as suggested by the Council’s previous reasons for refusal in 2014.

However, notwithstanding the principle of developing housing outside allocated sites, the additional harm to the character of the countryside and the setting of the Old Sarum Conservation Area and associated landscape is an issue, as is the likely impact of the development on the highway system, and these matters are considered in the following paragraphs.

9.2 Design and landscape impact on wider area including heritage assets

At the time of the previous refusal, the application site was located within Landscape setting of Salisbury and Wilton subject of previous Local Plan saved policy C7. This policy has now been replaced by WCS policy CP 51. This now indicates that:

“Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies*
- ii. The locally distinctive character of settlements and their landscape settings*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe*
- iv. Visually sensitive skylines, soils, geological and topographical features*
- v. Landscape features of cultural, historic and heritage value*
- vi. Important views and visual amenity*
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion*
- viii. Landscape functions including places to live, work, relax and recreate, and*
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

.....Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting”

The area also contains numerous historical features of interest, including the Old Sarum Ancient Monument and Conservation Area, and the Old Sarum aerodrome and conservation area. There are other listed buildings in the immediate and wider vicinity, including the adjacent Longhedge House. Newly adopted WCS policies CP57 & 58 are therefore now relevant. These indicate that:

“CP57 A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the exiting pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced*
- ii. The retention and enhancement of existing important landscaping and natural features, (for example trees, hedges, banks and watercourses),*

in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development

- iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials streetscape and rooflines to effectively integrate the building into its setting*
- iv. Being sympathetic to and conserving historic buildings and historic landscapes*
- v. The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41*
- vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*
- vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)*
- viii. Incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site*
- ix. Ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible; in accordance with Core Policy 66 – Strategic Transport Network*
- x. The sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials*
- xi. Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future*
- xii. The use of high standards of building materials, finishes and*

landscaping, including the provision of street furniture and the integration of art and design in the public realm

xiii. In the case of major developments, ensuring they are accompanied by a detailed design statement and master plan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.

xiv. Meet the requirements of Core Policy 61 – Transport and New Development”

“CP58 Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. Nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. Buildings and structures of special architectural or historic interest*
- iv. The special character or appearance of conservation areas*
- v. Historic parks and gardens*
- vi. Important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57.

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.”

9.2.1 Impact on character of countryside

This is an outline application with detailed matters related to detailed design are “reserved” and not for consideration. However, access and layout are for detailed consideration, and the submitted plan shows how the future layout of the scheme would be laid out. These details remain as per the previous refused application in 2014, thus the following officer comments also remain as per the previous report.

Given the linear and narrow nature of the site, the proposed dwellings are rather uniformly laid out in a row, accessed via a driveway off the main A345 access arrangement. Whilst this arrangement is functional, if the scheme is developed in isolation, without the adjacent Longhedge development, it is likely that this arrangement will result in a very stark and rather urban appearance, rather at odds

with the more rural character of the immediate area. However, if the Longhedge development occurs, the character of this site will change significantly and permanently, with more urbanised development located directly adjacent its rear boundary. Consequently, and subject to the Longhedge development being developed, the visual impact on the proposed development for 4 dwellings is unlikely to have any further visual impacts.

The Council's Environmental Health officer remains concerned that the presence of the adjacent A345 road will have an adverse impact on the future occupiers of the dwellings in terms of noise and disturbance. He has therefore requested that some form of noise barrier be erected between the dwellings and the main road to the immediate west. The submitted plan suggests that such a barrier is possible, consisting of hedging with a 2 metre fence behind. Whilst the details of this scheme remain to be determined as part of a noise assessment report, such a barrier may reduce the visual impact of the planned development. However, there is very little that can be done to reduce the visibility of the development given its proximity to the main road, although it is planned to retain the existing hedging adjacent to the road.

It is also proposed to extend the pedestrian/cycleway which is planned as part of the adjacent Longhedge development, and this would be located at the front of the application site, between the A345 and the site. Whilst any such highway works will alter the character of the site significantly and have an urbanising effect, if such works were carried in conjunction with the adjacent Longhedge development, it is likely that the scheme would cause no more significant visual impact than the planned Longhedge development and associated highway works.

9.2.2 Impact on Old Sarum Ancient Monument/Conservation Area

The site is located some distance to the north of the SAM, which is surrounded by a Conservation Area. However, whilst the proposed development (in isolation) would be visible from the SAM, the proposal would be seen at some considerable distance, and would be seen in the context of existing development. Once the planned Longhedge development is built out, the development would not be prominently visible from the SAM, or have any significant impact on the setting or character of the heritage asset.

9.2.3 Impact on Old Sarum Aerodrome Conservation Area

The site is also located to the west of Old Sarum Aerodrome Conservation Area, and is located on higher ground. The existing property and land is currently visible from the lower land to the east (Old Sarum area), and if the Longhedge development remains undeveloped, the proposed development will be very prominent in the landscape as viewed from the east.

However, the larger Old Sarum development and the Longhedge development (once built) would largely block any views or visual relationship with the application site. Furthermore, the Aerodrome conservation area is slightly unusual in that it was designated due to the historic nature of the airfield and its buildings, and not as would normally be the case, because of the attractive historic character of the area in a visual sense. As a result, and given that the proposal would be located adjacent to

a modern housing development, and somewhat divorced from the conservation area, it is considered that the proposal would not have an adverse impact on the character of the conservation area, or adversely affect the historic reasons for its designation.

9.2.4 Impact on Longhedge House

This property and its setting will be significantly affected by the construction works associated with the planned Longhedge development, particularly due to the proposed roundabout works, which will completely alter the more rural character of the A345 at this point. The proposed four dwellings suggested by this current application are therefore unlikely to have any greater impact on this heritage asset once the Longhedge development is constructed.

9.2.5 The Beehive Toll House

This grade 2 listed building is located some distance to the south of the application sites. Its immediate setting and context was altered significantly a number of years ago with the construction of the park and ride complex and the associated roundabout and access junctions. Given this, and the distance from the application site, from which it will be largely screened by mature landscaping and other features, it is considered that the character and setting of the building is unlikely to be affected.

Summary

Consequently, although replacement WCS policies for landscape impact and heritage assets have been introduced, the general thrust of those policies reflects that of previous policies, and national planning policy guidance. No significant changes have occurred to the surrounding landscape since 2014, save for the further development within the Old Sarum development area. It therefore remains officers advice on this matter that the proposal subject of this application remains acceptable in terms of its impacts on the landscape and associated heritage assets, as outlined above.

9.3 Impact on residential amenity

The previous application scheme on this site was not refused on amenity impact grounds. As a result, it would now be difficult to justify a refusal on those grounds, unless aspects of the scheme or its relationship with the surrounding area have altered since 2014, or if newly adopted WCS policies or national guidance had altered in terms of amenity issues.

In terms of planning policies and advice, it is officers opinion that newly adopted Core Policy 57, and the guidance in the NPPG would not preclude the proposed development from going ahead, and generally reflect the aims and criteria of the Council's previous policy G2. Furthermore, the site and the immediate surrounding landscape remains as it was in 2014, and therefore the following officer advice below remains as per the previous 2014 report.

The application site would be located directly adjacent to No. 1& 2 Longhedge Cottages, opposite Longhedge House, and located to the west of the emerging Old

Sarum housing development and Longhedge development. However, the site is divided from Longhedge House by the A345 and tree screening. Furthermore, given the (currently proposed outline) layout of the adjacent Longhedge development, it appears from the current layout that only commercial units would be located directly adjacent to the boundary of the property subject of this application. (With regards these commercial units, restrictive conditions will be imposed upon the operation of these units, once the separate Longhedge development is determined, and therefore it is unlikely that their operation would have a significant impact on the amenities of the dwellings suggested by this application).

Given the relatively modest scale of the development, in officers opinion, the scheme is therefore unlikely to have wider amenity impacts, other than in relation to the amenities experienced by any occupiers of the adjacent Longhedge cottages, which are adjacent the application site. Should this development occur without the larger Longhedge development occurring, it is likely that construction works would have a noticeable effect on the amenities currently experienced by occupiers of the adjacent cottage, given the rural nature of the area, particularly from construction vehicles utilising the access. However, should both developments occur in conjunction, together with the proposed roundabout works, it is likely that the impact caused by the development of 4 additional dwellings on this site would not have any significant impacts over and above those likely to result from the development of the adjacent Longhedge development.

Following construction, the addition of 4 dwellings on this site are likely to reduce the privacy and isolation currently experienced by existing occupiers of both Longhedge cottages, mainly due to the increased traffic movements and general noise and disturbance. Whilst such a change will be very noticeable compared to the existing situation, it is considered that in terms of overlooking/loss of privacy and overshadowing, the impacts of the new houses would not in officers opinion be so significant as to warrant refusal.

Once the Longhedge development occurs next door, the impacts of the planned four dwellings is likely to be less noticeable given the context.

It is therefore considered that whilst the scheme would significantly alter the current amenities of the Longhedge cottages in terms of noise and disturbance, a refusal of the scheme based on the impact of the development on the amenities of occupiers may be somewhat difficult to defend, given the linear nature of the development which reduces its impact, and due to the imminent redevelopment of the adjacent Longhedge site.

9.31 Vibration/noise issues

There is currently an environmental health issue related to an ongoing industrial operation and the creation of vibration emanating from one of the adjacent industrial units on the Old Sarum business Park, located some distance to the south east of these sites. A number of existing properties on the existing Old Sarum site have apparently experienced this vibration. The Council's environmental health officer has indicated that he would normally object to the construction of additional dwellings in this area due to the nuisance caused by this vibration issue, until a full study and

remedial work is undertaken. No such study has been undertaken regards the site subject of this application.

However, in this particular instance, the applicants of the adjacent Longhedge site have already undertaken a study, the conclusions of which have already been assessed by the EHO as part of that separate application process. The study concludes that there is unlikely to be a significant issue in relation to noise/vibration issue at that site. Because of this, it seems unlikely that there would be issues caused by vibration on the site subject of this application, given its locational aspects and its small scale. On this basis, the EHO does not wish to raise objections on this point.

As the scheme remains as refused in 2014, and that no reference was made in the refusal to vibration or noise issues, a refusal of this current application would be difficult to justify in officers opinion.

9.4 Highways and parking issues

The scheme remains as proposed as part of the previous 2014 refusal. It envisages the retention and enhancement of the existing access off the A345, which would then serve four proposed dwellings plus the existing dwelling. The applicants have also included a shared footway and cycleway along the front of the site which would link with an existing pathway route leading into the Longhedge development.

The existing A345 road is currently unlit along this section, and traffic speeds are high. It is relatively straight around the application site, and traffic levels are high, being the main route between Salisbury and Amesbury (and beyond). The existing access has limited visibility to the north, although to the south, there is adequate visibility, due to the creation in the past of a wider visibility splay and the removal of mature trees.

However, the proposal would result in a significant increase in vehicular movements compared to the existing limited usage, as a result of the four additional dwellings. Due to the speed of the road, it is officers opinion that even with increased visibility splays to the north, vehicular movements in and out of the access are likely to be somewhat hazardous.

However, the adjacent Longhedge development will result in a number of adjustments and improvements to the A345 road, including:

- The construction of the site access roundabout as indicated in outline on plan number SK004/A, including street lighting of the roundabout.
- Construction of a 2 metre wide footway over the A345 frontage of the site.
- Construction of 2 bus laybys on the A345 including shelters and real time bus time information electronic display boards.
- Implementation of a 50 mph speed limit on the A345 between the site access and the Beehive roundabout.

As a result, once the highway improvements are implemented, traffic speeds along the A345 are likely to be significantly reduced around the immediate surroundings of

this application site, thus reducing the need for extensive visibility splays to be created, and making traffic movements into and out of the site less hazardous as a result. Furthermore, the site itself would cease to be isolated in traffic terms, and would benefit from the sustainable transport initiatives created by the improved works associated with the larger development.

Furthermore, the application scheme subject of this application would help extend southwards the planned cycle/pedestrian routeway adjacent the A345, thus making a linkage to the Park and Ride site to the south possible in future (subject also to adjacent third party land owners and any future similar development).

As a result, it is considered that providing the development of the four additional dwellings occurs commensurate with the highways improvements planned for the adjacent Longhedge development, then it would be difficult to defend a refusal of the scheme on sustainability or highway safety grounds.

Summary

As previously stated elsewhere in this report, the 2014 refusal of the scheme appears to indicate that Members wished the proposed highway works to the A345 to take place before this smaller development could be acceptable. At the time of writing, no such works have commenced, although the larger Longhedge scheme appears to be moving forward towards a reserved matters planning application and discussions with the Council's Highways officer. Officers advice remains as outlined above, but Members will need to consider whether the suggested progression of the adjacent Longhedge development is sufficient to overcome the previous refusal reason.

9.5 Aircraft safety

The Longhedge Cottages schemes are located a significant distance away from the Old Sarum airfield landing strip, and separated from it by the larger Longhedge development, the Old Sarum site, and a number of larger commercial buildings including hangars. It would therefore seem unlikely in this instance that the proposed local centre buildings would have an adverse affect of aircraft safety.

As the scheme remains as refused in 2014, and that no reference was made in the refusal to aircraft safety issues, a refusal of this current application would be difficult to justify in officers opinion.

9.6 Ecology/drainage

The site is located within 2km of the River Avon SSSI. Hence the area is generally sensitive in terms of development which may affect the water systems and drainage.

However, the Environmental Statement (ES) which covers the adjacent Longhedge site concludes that there is unlikely to be significant impacts from this larger development, subject to conditions. The EA were consulted on this much smaller scale 4 dwelling scheme, but have not chosen to raise any objections in terms of its likely impacts over and above those of the adjacent development. The Council's

drainage officer has not offered any objections. The Council's ecology officer has offered no objections, subject to standard conditions to protect any natural habitat.

Subject to standard conditions related to these matters, it is therefore considered that the scheme is unlikely to cause any significant harm.

As the scheme remains as refused in 2014, and that no reference was made in the refusal to ecology or drainage issues, a refusal of this current application would be difficult to justify in officers opinion.

9.7 Archaeology

The Council archaeology department has indicated that the area may have significant archaeological potential, and has recommended that archaeological evaluation works take place before construction. A condition is therefore required to ensure an archaeological evaluation takes place before development commences.

As the scheme remains as refused in 2014, and that no reference was made in the refusal to archaeology issues, a refusal of this current application would be difficult to justify in officers opinion.

9.8 S106 Heads of Terms

Affordable Housing

The Council's housing officer has confirmed that there is a demand in this area for affordable housing. However, since the previous officer report was compiled, Central Government has indicated that small scale schemes should not be subject to tariff style financial contributions. The Council's newly adopted WCS policy CP43 no longer requests a contribution for a 4 dwelling scheme.

Open space

Since the previous officer report was compiled, Central Government has indicated that small scale schemes should not be subject to tariff style financial contributions. The Council has taken the stance that housing schemes below 10 dwellings are no longer subject to a financial contribution. As the CIL charging regime has now come into force, the open space tariff payment would be secured via this process, not through S106.

Highway improvements

The scheme envisages the retention and enhancement of the existing access off the A345, which would then serve four proposed dwellings plus the existing dwelling. The applicants have also included a shared footway and cycleway along the front of the site which would link with an existing pathway route leading into the Longhedge development. Whilst it is understood that some of this route may be under the ownership of the applicant, it is unclear at present whether the remainder of the route is owned by the applicant or is highway land. Consequently, whilst part of the route

can be achieved via planning condition, part of the route may have to be achieved via a S106 agreement.

10. Conclusion

The development of four new dwellings in the open countryside without justification would normally be contrary to planning policy, particularly policy CP2 and somewhat at odds with the established national presumption against isolated and unsustainable housing development in the open countryside.

However, this is considered by officers to be an exceptional case, given that a substantial area of land immediately adjacent to this site is allocated in the adopted Wiltshire Core Strategy for 450 dwellings, plus associated facilities and provisions, and that the Council has approved an application for up to 673 dwellings. This larger development has been designed to be inherently sustainable, with associated community facilities and transport linkages. Thus, whilst the site is currently isolated from services and facilities, once the planned Longhedge development has occurred, and once the smaller development is linked to it via the improved highway works, it would in officers opinion, be difficult to defend a reason for refusal based on the unsustainability or remoteness of the site, particularly given the nature of the Councils previous reasons for refusal.

Furthermore, the development of the allocated Longhedge site would have a considerable impact on the character of the area, particularly the character and setting of the application site for 4 dwellings. Thus, in officers opinion, it would be difficult to defend a reason for refusal based on the likely visual harm caused by 4 additional dwellings over and above the harm caused by 450 or 673 dwellings. It is considered that the landscape impact of the scheme particularly in terms of the setting of the heritage assets, when weighed against the already developing character of the area; the likely visual impact of the allocated site being built out, would not be so sufficiently harmful as to warrant refusal of the scheme on that basis alone.

Whilst the addition of 4 dwellings adjacent to the existing Longhedge cottages would alter the level of amenity enjoyed by existing residents, conditions can be imposed which mitigate many of the impacts.

Similarly, whilst the existing vehicular access arrangements serving the site are far from ideal, and 4 additional dwellings would affect traffic safety along this fast stretch of road, once the highway improvements associated with the adjacent Longhedge developments are in place, highway and traffic safety within this locality is likely to improve, with improved lighting and lower traffic speeds. As a result, a refusal based on the likely impact of the 4 additional dwellings on the highway network would, in officers opinion, be difficult to defend, following implementation of the planned highway improvements. The scheme also offers the (albeit modest) extension of the footpath network which ultimately could result in a link with the park and ride to the south.

As previously advised by officers, it is therefore considered that provided the scheme would be developed in conjunction with the adjacent Longhedge development, the proposal would be acceptable.

Should Members consider that the previous reasons for refusal have been overcome, a range of conditions has been suggested which would tie the development of the 4 dwellings into the development of the larger Longhedge development.

RECOMMENDATION: That subject to all parties entering into a S106 legal agreement which secures:

- **A 2 metre wide footway shall have been constructed and made permanently available for use by pedestrians, adjacent the A345 road, and to link to the existing pathway network, as indicatively shown by plan ref 0771/01 Rev M.**

To delegate to the Director of Development Services to APPROVE Planning permission.

Subject to the following conditions:

01 This permission relates to the detailed approval of the access and layout only. Approval of the details of the scale, appearance of the buildings, and the landscaping of the site (herein called the reserved matters) shall be obtained from the Local Planning Authority in writing as per condition 03 below.

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

02 Plans and particulars of the reserved matters referred to in condition 01 above, relating to the scale, appearance of any building to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

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

03 Applications for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

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

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

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

05 The development shall be carried out in general accordance with the following plans:

Drawing 0771/01 Rev M – layout and access of scheme showing pathway between site and A345 road. (Note: the noise attenuation barrier illustrated on this plan is considered to be indicative, and therefore not approved in detail, as such a measure will be subject of a further noise assessment and attenuation scheme to be agreed as a later date by the LPA)

REASON: For the avoidance of doubt

06 No development shall commence until the highway works (roundabout and associated works) to the A345 road associated with planning application reference 13/00673/out and the adjacent Longhedge development, (and shown on plan ref 0771/01 Rev M submitted with this application), and the Local Planning Authority has agreed in writing that such works have been carried out and completed to a suitable standard and stage.

REASON: The A345 is currently a very busy arterial road where traffic speeds are very high, and where there is limited visibility from the existing access to the site. This condition is required to ensure that the development has a safe and secure vehicular access with suitable visibility splays.

07 No development shall commence on site until details of the approved access showing junction radii, surface material, access widths and a scheme for the discharge of surface water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the access has been constructed in accordance with the approved scheme, and until the visibility splays shown on the approved plan (ref: 0771/01 Rev M) 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

08 No dwelling on the development hereby approved shall be occupied until sufficient space for the parking of two vehicles per dwelling (excluding the proposed garages), together with consolidated and surfaced vehicular access and turning space, has been provided in accordance with the details shown on plan ref 0771/01 Rev M . The parking spaces shall not be used other than for the parking of vehicles or for the purpose of access. Any turning space so approved shall thereafter be retained and kept clear of obstruction at all times.

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

09 The dwellings hereby approved shall not be occupied until:

- i) The highway improvements to the A345 associated with the adjacent Longhedge development (the roundabout and associated works) have (at the very least) resulted in the provision of a safe and continuous pedestrian pathway leading to and from the Longhedge development site, which allow safe access to operational bus stops, and suitable street lighting has been provided, and the Local Planning Authority has agreed in writing that such a standard and stage has been achieved, and
- ii) A 2 metre wide footway shall have been constructed and made permanently available for use by pedestrians, in accordance with details to be first submitted to and approved by the Local Planning Authority, over the entire frontage of the site, along the western boundary with the A345 road, as indicatively shown by plan ref 0771/01 Rev M.

REASON: The A345 is currently a very busy arterial road where traffic speeds are very high. The current access arrangements have limited visibility and no lighting, and hence a high potential for conflict between vehicles. The site is also currently located in an unsustainable location. This condition is required to ensure that the development has a safe and secure vehicular access with suitable visibility splays, and to improve the sustainability of the site, in order that future occupiers of the dwellings have access to sustainable transport choices and local facilities.

10 No development shall commence on site until a noise survey and associated scheme for noise attenuation for the noise generated by traffic along the A345 has been submitted to and agreed in writing by the Local Planning Authority. Such a scheme shall include a scheme of acoustic insulation for the purposes of preventing the ingress of road traffic noise to the proposed residential dwellings. This scheme shall include details of acoustic glazing and ventilation systems, and (if deemed necessary by the Local Planning Authority) a scheme of acoustic screening between the properties and the A345, for the purposes of protecting the residential properties and their external amenity space from road traffic noise.

Any works which form part of the approved scheme shall be completed prior to the dwellings being occupied and shall be maintained in accordance with the approved details at all times thereafter.

REASON: The A345 is currently a very busy arterial road where traffic speeds are very high, and noise generated by the traffic is considered to be capable of adversely affecting the amenities of future occupiers of the dwellings. This condition is required to ensure that occupiers of adjacent dwellings and the planned dwellings are exposed to a reduced level of noise disturbance from construction traffic, and adjacent traffic from the A345.

11. No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In order to limit the impact of works on residential amenity

12. Prior to any construction works commencing, a construction management plan shall be submitted to and approved in writing by the Local Planning Authority which details the measures to be taken to protect the residential amenities of the occupiers of the dwelling(s) directly adjacent to the proposed works during construction. The scheme so agreed shall be carried out in strict accordance with the agreed details.

REASON: In order to limit and reduce the impact of the construction works on the occupiers of residential properties located within immediate proximity of the proposed works.

13. No development shall take place within the application site until a written programme of archaeological investigation, has been submitted to, and approved in writing by the Local Planning Authority. The approved programme of archaeological mitigation has been carried out in accordance with the approved details.

REASON: To safeguard the identification and recording of features of archaeological interest.

14. Before development commences, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority which secures protection of habitats and species during the construction period, including pollution prevention measures. The development shall be carried out in accordance with the agreed CEMP.

REASON: In order to prevent pollution of the water environment and to protect habitats and species during the construction period so as to limit the impacts of the development

15. The development shall be built out to Code level 4 of the Sustainable Code for Homes standard.

REASON: In order to improve the sustainability of the scheme in line with Core Policy 41 of the Wiltshire Core Strategy.

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

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

17. No development shall commence (including any works on the highways access

hereby approved) until the existing trees and hedging to be retained have been protected by means of a scheme submitted to and agreed in writing with the Local Planning Authority prior to works commencing. Development shall be carried out in accordance with the agreed scheme.

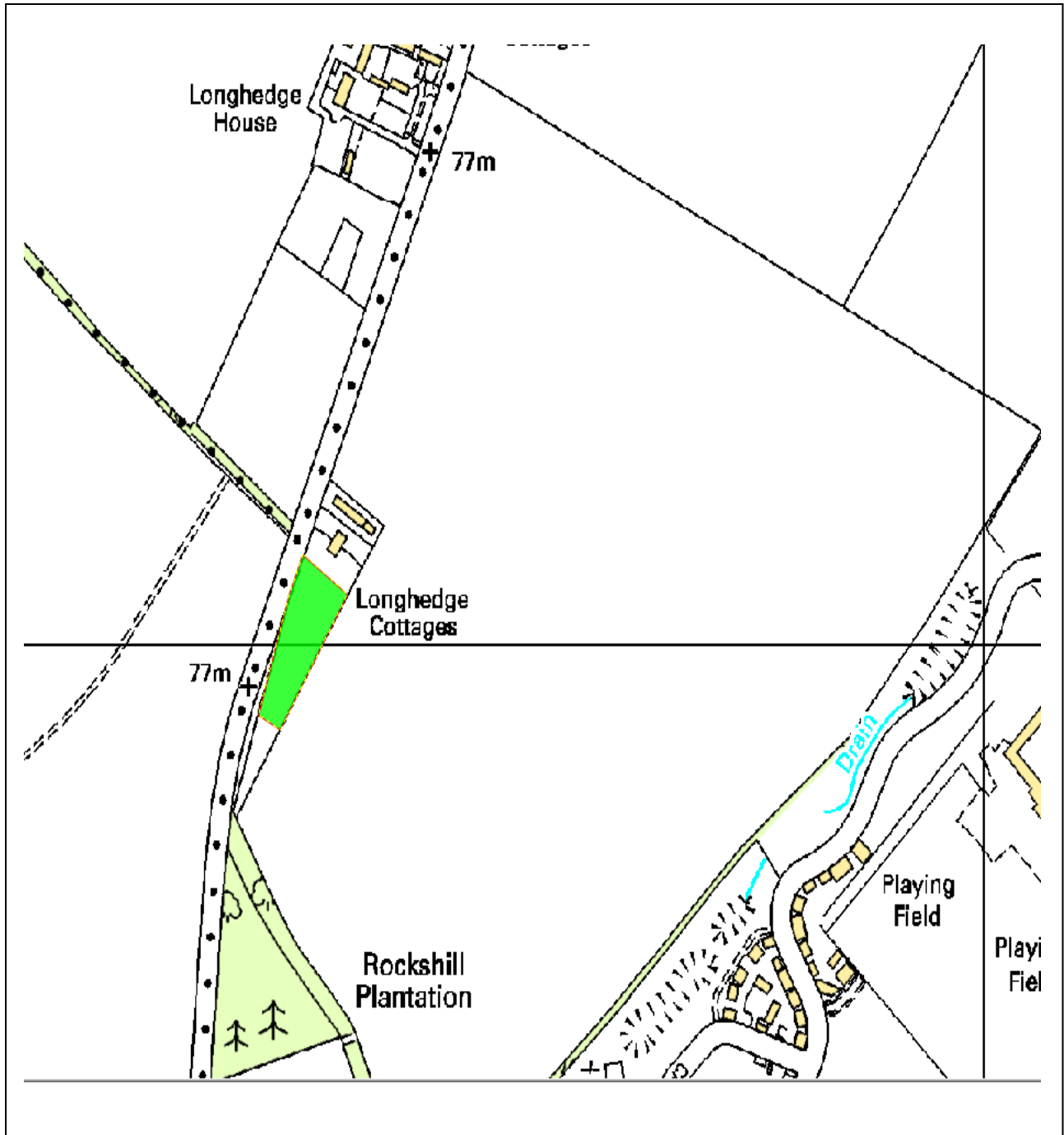
REASON: To ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

Informatives

1. The developer should note that as part of condition 10 above, a full noise assessment is required as part of the permission. It will require a fully 24 hour noise survey of the site concerned and a demonstration that both internal and external (amenity area) noise levels will be achieved appropriate WHO / BS8233 standards. Any information submitted to discharge this condition should also specifically consider night time maximum (LAmax) noise levels caused by road traffic noise and demonstrate that maximum noise levels will not significantly exceed 45dBA. If it is necessary to keep windows closed in order to achieve appropriate internal noise levels then additional mechanical means of ventilation / climate control will be required and incorporated into the scheme. As this is an outline application we would also recommend the applicant considers the internal layout and design of the properties to mitigate against road traffic noise.
2. With regard to the archaeology conditions above the work should be conducted by a professionally recognized archaeological contractor in accordance with a written scheme of investigation agreed by this office and there will be a financial implication for the applicant.
3. The applicant should ensure that they have thoroughly investigated ground conditions and levels of vibration on the development site and use appropriate construction methods and materials to ensure that the occupants of the houses concerned are not adversely affected by vibration and or/reradiated noise caused by Equinox prior to any of the properties being sold or occupied.
4. The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website

[www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructu
relevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructu
relevy)

Application Number	15/03272/OUT
Site Address	Land adj 1 Longhedge Cottages, Longhedge, Salisbury SP4 6BP
Proposal	Erection of 4 detached houses with separate double garages, retaining existing access and visibility splays
Case Officer	Richard Hughes



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