

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 23 July 2015
Time: 6.00 pm

Please direct any enquiries on this Agenda to Lisa Moore of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01722) 434560 or email lisa.moore@wiltshire.gov.uk

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

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

Membership:

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

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

RECORDING AND BROADCASTING NOTIFICATION

Wiltshire Council may record this meeting for live and/or subsequent broadcast on the Council's website at <http://www.wiltshire.public-i.tv>. At the start of the meeting, the Chairman will confirm if all or part of the meeting is being recorded. The images and sound recordings may also be used for training purposes within the Council.

By entering the meeting room you are consenting to being recorded and to the use of those images and recordings for broadcasting and/or training purposes.

The meeting may also be recorded by the press or members of the public.

Any person or organisation choosing to film, record or broadcast any meeting of the Council, its Cabinet or committees is responsible for any claims or other liability resulting from them so doing and by choosing to film, record or broadcast proceedings they accept that they are required to indemnify the Council, its members and officers in relation to any such claims or liabilities.

Details of the Council's Guidance on the Recording and Webcasting of Meetings is available on the Council's website along with this agenda and available on request.

If you have any queries please contact Democratic Services using the contact details above.

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 - 10*)

To approve and sign as a correct record the minutes of the previous Meeting held on Thursday 2 July 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 16 July**. 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 Applications**

To consider and determine planning applications in the attached schedule.

6a **14/11810/FUL: Swallowcliffe Manor, Swallowcliffe, SP3 5PB**

Installation of 42 solar panels (ground level).

6b **15/05558/FUL: Stonehenge Visitor Centre**

Resurfacing of an area of overflow car park and landscaping works.

6c **15/04378/FUL: 4A and 4B The Crescent, Hillview Road, Salisbury, SP1 1HY**

Detached three bedroom dwelling.

7 **Urgent Items**

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

Part II

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

SOUTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 2 JULY 2015 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE,
SALISBURY, SP2 7TU.**

Present:

Cllr Fred Westmoreland (Chairman), Cllr Christopher Devine (Vice Chairman),
Cllr Richard Clewer, Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans,
Cllr Ian McLennan, Cllr Ian Tomes, Cllr Ian West and Cllr Peter Edge (Substitute)

75 Apologies for Absence

Apologies were received from Councillors Richard Britton and Brian Dalton.

Councillor Dalton was substituted by Councillor Peter Edge.

76 Minutes

The minutes of the meeting held on 11 June 2015 were presented. The Chairman announced he had received representations that some reasons for refusal had been omitted from one of the applications, and sought the Committee's permission to investigate further and amend the minutes should this be the case.

Resolved:

To delegate authority to the Chairman to amend the reasons for refusal as appropriate, subject to approval at the next meeting of the Committee.

77 Declarations of Interest

There were no declarations.

78 Chairman's Announcements

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

79 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

80 Enforcement: Land between nos. 62 and 64 Thistlebarrow Road, Salisbury

The enforcement officer provided an update on council efforts to clear this untidy site in Thistlebarrow Road, Salisbury, following failed attempts at negotiation with the owner leading in October 2014 to service of a Section 215 Notice. The site had now been cleared by the council, with a legal charge placed to recover the expenditure incurred in the event that the property changes ownership in the future.

The Committee welcomed the news that work had been undertaken to clear an untidy site, and appreciated the timescales involved, as well as hoping for further such measures be taken against other similar sites.

Resolved

To note the report.

81 Planning Appeals

No appeals update was provided.

82 Planning Applications

83 14/11810/FUL: Swallowcliffe Manor, Swallowcliffe, SP3 5PB

Public Participation

Mr Bruce Tozer spoke in objection to the application,

Mr Barry Fitzpatrick spoke in objection to the application.

Mr Peter Smales spoke in objection to the application.

Cllr Stephen Banas, Swallowcliffe Parish Council, spoke in objection to the application.

The Area Team Leader presented a report which recommended that approval be granted for installation of 42 ground mounted solar panels. Key issues stated included the impact upon the character and appearance of the surrounding Area of Outstanding Natural Beauty, and the scale, design and siting of the proposed panels. Attention was drawn to the presence of nearby footpaths and bridleways, the proposed screening of hedges that formed part of the proposals, and the late submissions received as detailed in the agenda supplement.

Members of the Committee then had the opportunity to ask technical questions of the officer, where details of the scale of the solar panels was sought, as well as the amount of electricity that would be produced.

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

Following the submissions, and with the agreement of the local Unitary Division Member, Councillor Jose Green, Members agreed a site visit was necessary in order to fully appreciate the impact of the proposals on the surrounding area.

Resolved:

To DEFER consideration of the item until the next meeting, to allow a site visit to be arranged, to take place on the day of the meeting.

84 **15/02283/FUL: 36 North Street, Wilton, SP2 0HJ**

Public Participation

Dr David Pearce spoke in objection to the application.

Mr Michael Lyons, agent, spoke in support of the application.

The Area Team Leader presented a report which recommended that planning permission be refused for demolition of existing outbuildings, alterations to the main building fronting North Street, Wilton, and provision of 5 new flats and 2 retail units on the site. Key issues included flooding and highways considerations. Attention was drawn to the late submissions as detailed in the agenda supplement.

Members of the Committee then had the opportunity to ask technical questions of the officers. In response to queries it was stated ownership of a strip of land abutting the site with private access rights was unclear, and that no amenity space was provided as part of the proposal.

Details were sought on the tests that permitted building in flood zones 2 and 3 as were found on the application site, and it was stated that if the local authority did not have a 5 year land supply for housing for the area, in this case South Wiltshire, then they would have to see if other sites in the area within the lesser risk flood zone 1 were suitable to meet the necessary supply, and if not then exception sites elsewhere could be considered. As Wiltshire Council did have a current 5 year land supply for South Wiltshire, it was stated this sequential test and subsequent exception test did not apply.

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

The local Unitary Division Member, Councillor Peter Edge, then spoke in support of the application, noting previous fully residential applications approved historically on the site, improvements to flood defences, and the benefit of the renovation of the site to include commercial properties outweighing parking concerns.

A debate followed, where the level of parking provision for the site was considered, and it was noted the report stated the proposal provided 11 fewer spaces than policy recommended, and that the surrounding area had significant highways concerns. The flooding objections were discussed, with some members noting that with buildings already present and able to operate on the site, the risk was already present. The lack of amenity space for the residential properties was also debated.

It was,

Resolved:

To REFUSE the application for the following reasons:

(1) The precautionary approach adopted by The National Planning Policy Framework is that the overall aim of decision-makers should be to steer new development to Flood Zone 1 and a 'Sequential Test' must be undertaken to see whether there are alternative lower risk sites that could accommodate the development. The proposal is for a 'more vulnerable' form of development proposed within Flood Zones 2 and 3. The NPPF makes clear that such development should be located in Flood Zone 1 unless it can be demonstrated that no such sites are available.

The council can demonstrate that there is a readily available and deliverable 5-year supply of housing land in Flood Zone 1, the zone of least risk, within the Local Planning Authority area to meet the housing development needs of the area. South Wiltshire has 5.59 years of deliverable housing land supply and therefore there is no urgent or immediate need for further housing to be permitted on this site to meet strategic requirements.

The applicant has not demonstrated that the site should be brought forward for housing development ahead of other sites in Flood Zone 1. The proposal would therefore represent an unacceptable form of development with particular regard to its flood zone location, the flood vulnerability of the residential development and the sequential test of the NPPF, NPPG and contrary to Core Policy 67 of the Wiltshire Core Strategy.

(2) The proposal does not include adequate provision on the site for the parking of vehicles in a satisfactory manner and does not accord with the current parking strategy (Wiltshire Local Transport Plan 2011-2026). The proposal would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and prejudice the safety of road users at this point, contrary to Core Policy 64 of the Wiltshire Core Strategy, and policies PS4 and PS6 of the Local Transport Plan 3 Car Parking Strategy and guidance within the NPPF.

(3) Core Policy 57 requires that development should ensure appropriate levels of amenity for future occupants and the NPPF's Core Planning Principles (paragraph 17) includes that planning should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. The proposed residential flats have no private outdoor amenity spaces associated with them and also include two bedroom flats, which have the potential of being occupied as family accommodation with a greater need for private outdoor amenity space. The lack of outdoor amenity space would result in poor living conditions and be detrimental to the residential amenity of future occupiers, contrary to Core Policy 57 of the Wiltshire Core Strategy and guidance within the NPPF.

85 Urgent Items

The Committee requested the Chairman consulted with the Associate Director for Economy and Planning regarding the number of major applications in the area that were decided or to be decided by the Strategic Planning Committee.

(Duration of meeting: 6.00 - 7.45 pm)

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

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

This page is intentionally left blank

REPORT FOR AREA PLANNING COMMITTEES

Report No. 1

Date of Meeting	23 rd July 2015
Application Number	14/11810/FUL
Site Address	Swallowcliffe Manor Swallowcliffe SP3 5PB
Proposal	Installation of 42 solar panels (ground mounted)
Applicant	Mr David Matthews
Town/Parish Council	Swallowcliffe
Ward	Fovant and Chalke Valley
Grid Ref	396726 127190
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application was called-in by Local Member Cllr Jose Green on grounds of scale of development, visual impact on the surrounding area, relationship to adjoining properties and environmental/Highway impact.

The application was previously **DEFERRED** by Members on 02.07.15 for a site visit.

1. Purpose of Report

To consider the application and to recommend to Members of the Southern Area Planning Committee that the application should be **Approved subject to Conditions**.

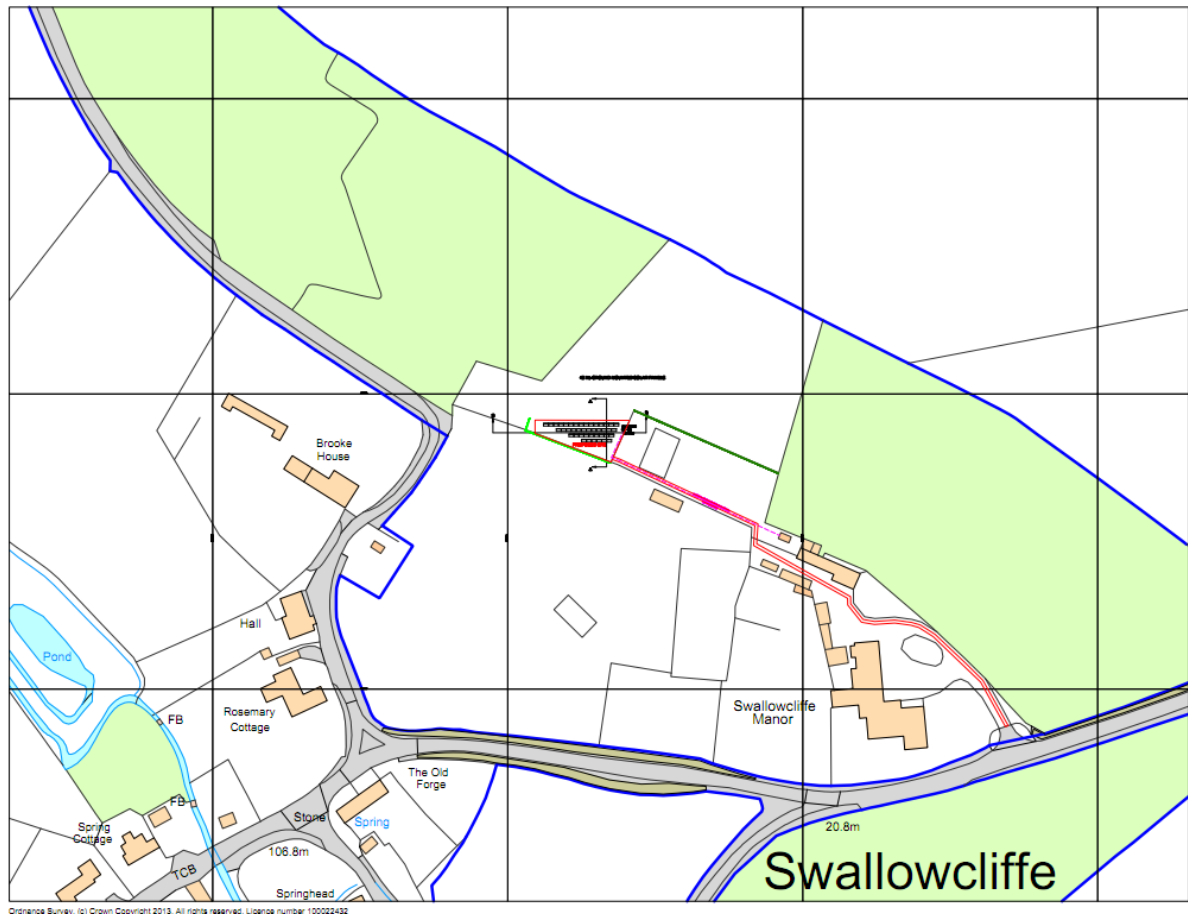
2. Report Summary

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

1. Principle of the proposed development
2. Scale, design and siting
3. Impact upon residential amenities
4. Impact on the existing character and appearance of the adjacent conservation area and the surrounding AONB
5. Impact on the character and setting of the adjacent listed building

3. Site Description

Swallowcliffe Manor is a substantial, detached, grade II listed dwellinghouse located within the conservation area of Swallowcliffe, and within the AONB. The application site forms a small part of the land owned and or maintained by the owners of Swallowcliffe Manor. The site of the proposed solar panels is outside of the designated conservation area on a parcel of land situated on a slope formed by the natural topography of the surrounding landscape area.



The area in which it is proposed to install ground mounted solar panels constitutes a predominantly grassed area enclosed by a timber post and rail fence. The immediate area surrounding the site of the proposed solar panels is generally open to the south (with ground levels gently falling), open to the north east (ground levels rising fairly steeply), and there are a number of significant mature trees to the north west.

There are public footpaths to the west and further across the valley to the west and south, and a restricted byway to the west of the site (see plan below).



Plan showing location of local public footpaths and byway (NTS)

4. Planning History

13/04109/FUL Installation of ground mounted solar panels - Withdrawn

5. The Proposal

The application proposes the installation of 42 ground mounted solar panels on land to the north west of Swallowcliffe Manor. The solar panels (each approximately 1.65m by 1m), would be mounted on angled brackets with a maximum height above ground level of approximately 0.6m.

The area in which it is proposed to install ground mounted solar panels constitutes a predominantly grassed area enclosed by a timber post and rail fence. The immediate area surrounding the site of the proposed solar panels is generally open to the south (with ground levels gently falling), open to the north east (ground levels rising fairly steeply), and there are a number of significant mature trees to the north west. The closest unrelated dwelling to the application site is 'Broke', situated approximately 70m to the west of the application site.

6. Local Planning Policy

Wiltshire Core Strategy (WCS) Core Policies CP42, CP48, CP51, CP57 & CP58

Swallowcliffe Village Design Statement

NPPG & NPPF

Officer's note: The DCLG document Planning Practice Guidance for Renewable Energy (published 29th July 2013) has been withdrawn and replaced by the new planning practice guidance (NPPG) launched 6th March 2014.

7. Summary of consultation responses

WC Energy Policy Officer – Supports the application

WC Highways – No Highway objection

WC Conservation Officer – No objection

Wiltshire Police – Object on ground the proposed solar panels would be vulnerable to theft

AONB Group – *'The current proposal appears to be less potentially obtrusive than earlier schemes. It is, however, unfortunate that public Rights of Way are not shown on submitted plans and that there is not an assessment of locations on those paths where the site may*

be perceived'. Suggest a more precise specification and planting list is provided for the proposed natural screening mitigation

Swallowcliffe parish council – Objects to the application on grounds of inappropriate siting of the proposed solar panels and consequent adverse visual impact within the AONB

The application generated a total of 20 representations from the public, as follows:

- No representations in support of the proposed development
- Twenty representations objecting on grounds including
 - I. Adverse impact on the surrounding AONB
 - II. Adverse impact on the adjacent conservation area
 - III. Adverse impact on the setting of Swallowcliffe Manor as a GII listed building
 - IV. Would set an adverse precedent for similar schemes
 - V. Impact on amenity
 - VI. Impact on flora/wildlife at the application site

Salisbury Civic Society objects to the proposed development on grounds of adverse impact on the character and setting of the adjacent Swallowcliffe Manor GII listed building.

8. Publicity

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

The application generated a total of 20 representations from the public, as detailed above.

9. Planning Considerations

9.1 Principle of the proposed development

The application proposes the installation of 42 ground mounted solar panels on land to the north west of Swallowcliffe Manor, a GII listed building located within the settlement (and designated conservation area) of Swallowcliffe, and forming part of the wider Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).

A previous application (under planning reference 13/04109/FUL) related to the provision of 83 ground mounted solar panels was withdrawn by the applicant. This current proposal therefore represents a significant reduction in scale compared to the 2013 scheme.

The site of the proposed solar panels is outside of the designated conservation area on a parcel of land situated on a slope formed by the natural topography of the surrounding land.

The area in which it is proposed to install ground mounted solar panels constitutes a predominantly grassed area enclosed by a timber post and rail fence. The immediate area surrounding the site of the proposed solar panels is generally open to the south (with ground levels gently falling), open to the north east (ground levels rising fairly steeply), and there are a number of significant mature trees to the north west. The closest unrelated dwelling to the application site is 'Brooke', situated approximately 70m to the west of the application site.

Core Policy 42 of the adopted Wiltshire Core Strategy (WCS) deals with development involving standalone renewable energy installations. This Policy sets out how standalone renewable energy installations, of all types, will be encouraged and supported.

The development of most standalone renewable energy installations within Wiltshire requires careful consideration due to their potential visual and landscape impacts, especially in designated or sensitive landscapes, including AONBs.

CP42 states that proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints. In particular, proposals will need to demonstrate how impacts on specific factors (criteria as listed within the policy) have been satisfactorily assessed, including any cumulative effects. The criteria that are considered relevant to the current application include:

- The landscape of the AONB
- Biodiversity
- The historic environment

- Residential amenity

Applicants are not required to justify the overall need for renewable energy development, either in a national or local context.

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

However, the NPPG also advises that renewable energy developments should be acceptable for their proposed location.

The NPPF 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 general policy stance of encouragement and support of standalone renewable energy installations must be carefully balanced against the protection of valued landscapes and historic assets, as well as the amenity of nearby residents.

In the case of the current application, the proposed development is considered acceptable in principle, provided the visual impact of the proposed development can be adequately mitigated by an appropriate scheme of planting and natural screening to ensure no undue impacts affect the existing character of the AONB, the adjacent conservation area, the character and setting of the listed building and the amenity of nearby residential properties.

9.2 Scale, design and siting

The application proposes the installation of 42 ground mounted solar panels (each approximately 1.65m by 1m), mounted on angled brackets with a maximum height above ground level of approximately 0.6m.

The area in which it is proposed to install ground mounted solar panels constitutes a predominantly grassed area enclosed by a timber post and rail fence. The immediate area surrounding the site of the proposed solar panels is generally open to the south (with ground levels gently falling), open to the north east (ground levels rising fairly steeply), and there are a number of significant mature trees to the north west. The closest unrelated dwelling to the application site is 'Brooke', situated approximately 70m to the west of the application site.

An area of new hedge planting to the south and west of the application site is proposed to provide mitigation/natural screening of the panels within the immediate and wider surrounding landscape.

9.3 Impact upon residential amenities

The site of the proposed solar panels is approximately 70m distant from the closest neighbouring dwelling. The proposed solar panels would be static and silent in operation, and would be screened from local public and private views by new hedge planting.

The application has received objections from the closet neighbouring dwelling (known as Brooke House). Officers consider that given the orientation of the solar panels that the views out of the rear top windows of the dwelling will be towards the side elevation of the panels and not head on, and by reason of the distance between Brooke House and the site of the solar panels, and by reason of existing and proposed planting/natural screening and boundary features between Brooke House and the application site, the proposed development is not considered to be unduly harmful to the amenity of neighbouring occupiers. The proposal would therefore comply with the aims of Core Policy 57 in relation to protecting amenity.

9.4 Impact on the existing character and appearance of the adjacent conservation area and the surrounding AONB

The Parish Council, together with a number of third party representations, have raised concerns regards the impact of the scheme on the landscape of the AONB. The AONB Group Landscape and Planning Advisor, in his consultation response to the application, states:

'The current proposal appears to be less potentially obtrusive than earlier schemes. It is, however, unfortunate that public Rights of Way are not shown on submitted plans and that there is not an assessment of locations on those paths where the site may be perceived.

If you are minded to consider the proposal favourably then I would suggest that a more precise specification and planting list is provided. For a linear feature, such as a hedge, a planting density per square metre is both unusual and confusing. The proportions of the different species should be made clear and to encourage biodiversity a wider range of native species could be included'.

Whilst the applicant has not submitted any form of Landscape Visual Assessment which demonstrates the impact of the panels, officers have visited the application site and surrounding context, and the officer's visual presentation to Committee will cover the issue of how visible the panels may be in the wider countryside. In officers' opinion, whilst the panels may be visible to users of the surrounding countryside and footpaths, this does not mean that they will be harmful to the character of the landscape. It is considered that this current, reduced scheme would not be unlikely to be so harmful to the character of the AONB landscape as to warrant refusal.

Subject to the agreement (by Condition) of an appropriate scheme of planting to provide and adequate level of visual screening for the proposed solar panels, it is

considered the proposal would not result in undue impacts on the character and quality of the surrounding designated landscape of the AONB, or have an adverse impact on the existing character of the adjacent conservation area.

The proposal is therefore considered to comply with the requirements of Core Policy 51, which seeks to protect the landscape of the AONB.

9.5 Impact on the character and setting of the adjacent listed building

By reason of the distance and relationship between the site of the proposed development and the adjacent GII listed building, and subject to the agreement (by Condition) of an appropriate scheme of planting to provide an adequate level of visual screening for the proposed solar panels, it is considered the development would not adversely affect the character and setting of the adjacent listed building.

The conservation officer raises no objection to the proposed development. The proposal is therefore considered to comply with the aims of Core Policy 58, in relation to the protection of heritage assets.

10. S106/CIL contributions

None relevant to the proposed development

11. Conclusion

The proposed development constitutes a form of standalone renewable energy generation that is encouraged and supported by National planning policy guidance and within the policy context of the adopted Wiltshire Core Strategy.

Subject to the agreement (by Condition) of an appropriate scheme of planting to provide an adequate level of visual screening for the proposed solar panels, it is considered the proposal would not result in undue impacts on the character and quality of the surrounding designated landscape of the AONB, the adjacent conservation area or the character and setting of the adjacent listed building. The proposed development is not considered to be unduly detrimental to the amenity of neighbouring occupiers.

RECOMMENDATION

That the application be **APPROVED**, 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 BH130433W-04-E (revision 4) dated 11/06/2014, as deposited with the local planning authority on 15.12.14, and

Drawing number BH130433W-04-L (revision 4) dated 05/01/2015, as deposited with the local planning authority on 07.01.15, and

Drawing number BH130433W-04-S (revision 4) dated 05/01/2015, as deposited with the local planning authority on 07.01.15, and

Drawing number BH130433W-04-SE (revision 4) dated 11/06/2014, as deposited with the local planning authority on 15.12.14.

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

3. No development shall commence on site until a scheme of planting mitigation/soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include a detailed planting specification showing all plant species, supply and planting sizes and planting densities; finished levels and contours; means of enclosure;

REASON: In order that the visual impact of the development is mitigated in an acceptable manner, to ensure a satisfactory landscaped setting for the development in the interests of the landscape quality of the surrounding AONB, the existing character of the adjacent conservation area, and in the interests of amenity.

4. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development; 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.

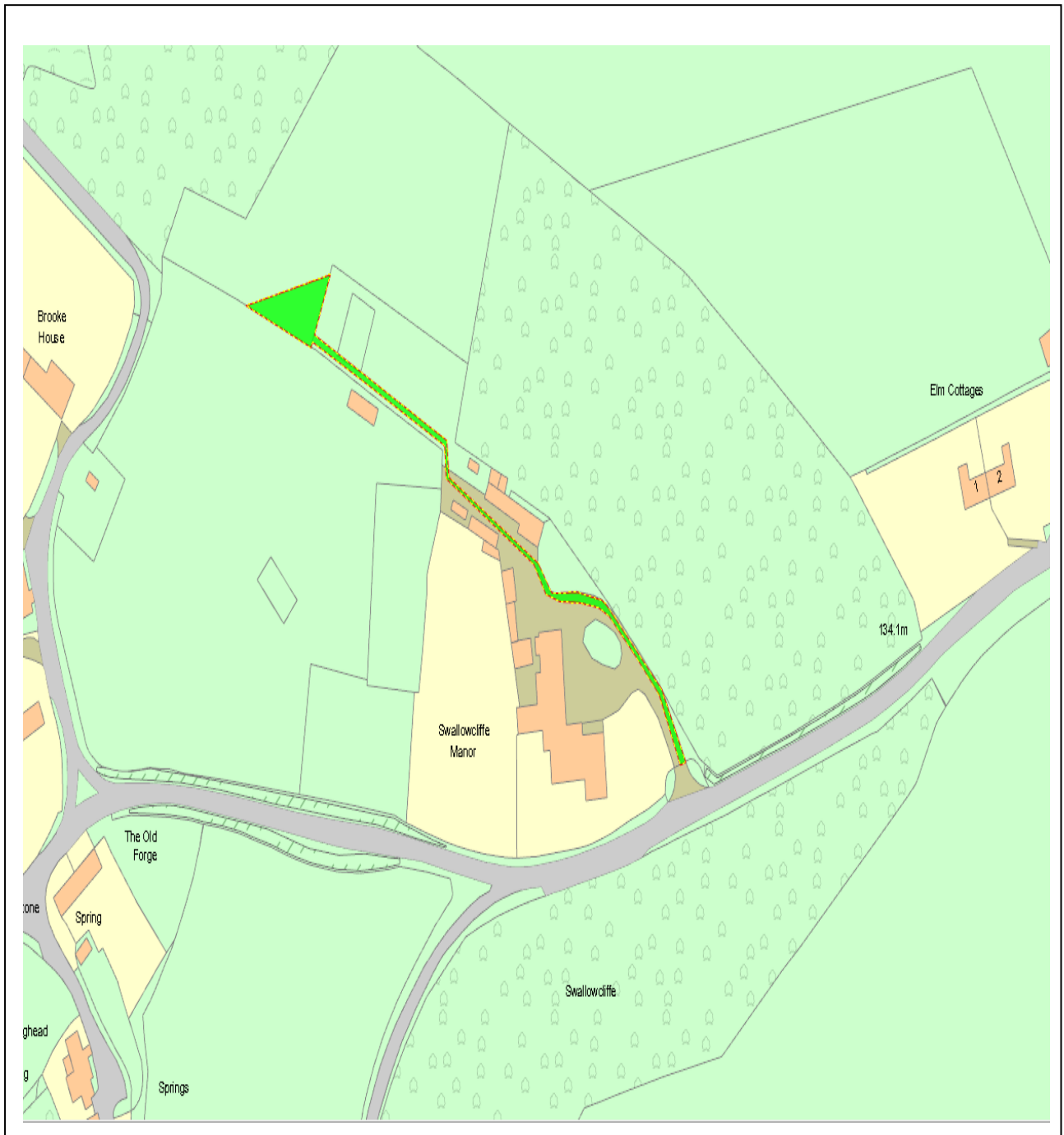
REASON: To ensure that the visual impact of the development is mitigated in an acceptable manner, to ensure a satisfactory landscaped setting for the development in the interests of the landscape quality of the surrounding AONB, the existing character of the adjacent conservation area, and in the interests of amenity.

5. When the use of the solar photovoltaic apparatus hereby permitted permanently ceases, all solar panels, supporting structures and associated equipment and materials shall be removed and the site within a period of three months, and the land shall be restored to its condition before the development took place or to such other condition as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that the structures and equipment are removed on cessation of their use, in the interests of protecting the rural character of the area.

This page is intentionally left blank

Application Number	14/11810/FUL
Site Address	Swallowcliffe Manor, Swallowcliffe, Salisbury, Wiltshire. SP3 5PB
Proposal	Installation of 42 solar panels (ground mounted)
Case Officer	Warren Simmonds



This page is intentionally left blank

REPORT FOR AREA PLANNING COMMITTEES

Report No. 3

Date of Meeting	23 rd July 2015
Application Number	15/05558/FUL
Site Address	Stonehenge Visitor Centre Amesbury Wiltshire SP4 7DE
Proposal	Resurfacing of an area of overflow car park and landscaping works
Applicant	English Heritage
Town/Parish Council	Winterbourne Stoke
Ward	Till And Wylve Valley
Grid Ref	409985 142854
Type of application	Full Planning
Case Officer	Louise Porter

Reason for the application being considered by Committee

The Local Member Cllr Ian West has requested the consideration of this planning application at a Planning Committee due to this application being a resubmission of a very similar proposal that was refused by the Planning Committee.

1. Purpose of Report

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

2. Report Summary

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

- Principle of Development
- Landscape and Visual Impact
- Highway Impact
- Heritage Impact
- Ecological Impact

3. Site Description

The application relates to the Stonehenge Visitor Centre (SHVC) car park which is positioned approximately 2km from the Stonehenge monument, adjacent to the junction between the A360 and B3086. The SHVC and car park is a relatively recent addition to the landscape following the decommissioning of the old visitor centre and car park which was approximately 0.12km from the Stonehenge monument. The existing hard-surfaced car park is positioned to the south-west of the SHVC and contains 361 spaces (including 22 disabled bays and 14 parent and child bays). Adjoining the southern edge of the car park is the existing overflow car park. This contains 133 spaces and is of a re-enforced grass construction.

4. Relevant Planning History

S/2009/1527	Decommissioning of existing visitor facilities and a section of the A344; the erection of a new visitors centre, car park, coach park and ancillary services building; and related highways and landscaping works	Approved with conditions
14/12106/FUL	Change of use from agricultural land and creation (temporary consent 2 years) of a 26 space coach park and associated ancillary works	Approved with conditions
14/12107/FUL	Resurfacing of an area of overflow car park <i>Reason for refusal: "The surfacing of the overflow car park by reason of it's appearance and lack of landscaping would be a prominent and intrusive addition to the World Heritage Site detracting from it's open and undeveloped character, contrary to Core Policies 6 and 59 of adopted Wiltshire Core Strategy."</i>	Refused

5. The Proposal

It is proposed to resurface the entire area of overflow car park with a hard surface enabling all-weather use. Visitor numbers have exceeded expectations resulting in the overflow car-park being used much more regularly than anticipated and as a result the temporary re-enforced grass structure is being eroded and leading to access and safety issues. The proposed re-surfacing work will not add any additional parking capacity on the site, i.e. the 133 re-enforced grass parking spaces will be replaced by 133 hard-surfaced parking spaces.

The differences between this current proposal and the previously refused proposal (14/12107/FUL) is that the current proposal has a slightly larger site area allowing for landscaping strips to be included between the rows of car parking.

6. Planning Policy

National Planning Policy Framework (NPPF)

- Paragraph 137: “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.

Wiltshire Core Strategy (WCS)

- Core Policy 6: Stonehenge
- Core Policy 51: Landscape
- Core Policy 57: Ensuring high quality design and place shaping
- Core Policy 58: Ensuring the conservation of the historic environment
- Core Policy 59: The Stonehenge World, Avebury and Associated Sites World Heritage Site and its setting
- Core Policy 69: Protection of the River Avon SAC Protection of the River Avon SAC

7. Summary of consultation responses

Winterbourne Stoke Parish Council

None received at time of writing

[Comments on previous application are as follows: Object. Increase visitor number will result in additional cars using unsuitable local roads to reach and leave the site, plus will result in more vehicle movements within the WHS in general. English Heritage failed to accurately predict visitor numbers]

Highways England

No objections. The proposal will not have a detrimental effect on the Strategic Road Network

Historic England

The need for the resurfacing of the overflow car park is recognised, with the previous, unsurfaced treatment proving difficult, dangerous and muddy in wet weather. Having reviewed the information supporting the application, we do not consider that the application if consented would cause harm to either the Stonehenge World Heritage Site or the setting of nearby Scheduled Monuments. The low-key landscaping proposals included as part of the application will help to mitigate any minor visual intrusion that may arise from these limited works.

Environment Agency

None received at time of writing

[Comments on previous application are as follows: No objection subject to condition. Surface water drainage from the carpark is proposed to be directed to ground, via a soakaway, although the application does also state that porous asphalt will be used to surface the car park.]

At present the surface is reinforced grass, which means any pollutants arising from vehicles is diffuse across the site. Non-source point minor pollution such as oil drips from vehicles will be adequately dealt with by soil micro-organisms in the place where the pollution falls. However, when car park surface water is collected and discharged to ground in a more concentrated way, e.g. a soakaway, there is a greater chance of contamination of ground water. The soil has less capacity for treating the contaminants. This issue is particularly pertinent at this location as the visitor centre takes drinking water from their own borehole nearby. We strongly advise that a suitable pollution prevention system is used as part of the surface water drainage for the car park. An oil interceptor may be appropriate provided the site operator has a maintenance plan in operation.

We suggest you attach a CONDITION to any approval granted to ensure a pollution prevention method is used in the car park.]

Wiltshire Archaeology

None received at time of writing

[Comments on previous application are as follows: No objections. This area was the subject of archaeological monitoring during the construction of the Visitor Centre. No archaeological features were present in this area. I therefore consider it unlikely that significant below ground archaeological remains would be disturbed by the proposed development. There are a number of scheduled monuments in the vicinity and the site lies within the Stonehenge, Avebury and associated sites World Heritage Site. I would therefore recommend that the advice of English Heritage is sought with regard to the setting issues for these designated heritage assets.]

Wiltshire Ecology

None received at time of writing

[Comments on previous application are as follows: The development affects an area that is already used as car parking and therefore is not likely to cause significant effects on the Salisbury Plain SPA.]

Wiltshire Highways

The proposals submitted are supported in principle by the highway authority, because they will help alleviate potential issues such as those encountered during the 2013/14 Christmas/New Year holiday, when the overflow car park could not reasonably be used.

No additional spaces are proposed, and from an operational point of view the proposals will have no impact on the local highway network.

Whilst not a highways issues, I note from the drawing that the new surfacing interface with existing blacktop area does not provide for an overlapped joint; this should be addressed to ensure a more durable surfacing joint.

There are two issues that should be addressed, and I recommend conditions to deal with them.

Firstly, the proposed contractor's works compound is proposed to be accessed direct from the A360, not via the visitor access road. I do not object to this, but it will need to be controlled as a temporary facility.

Secondly, I could find no reference in the submission to indicate what measures might be taken to ensure adequacy of parking supply during the works, when a substantial number of parking spaces will be lost. There should be a clear understanding of how parking spaces, identified as being needed because of demand exceeding anticipated use (Planning Statement - 1.2.1 Due to high visitation levels, the existing 133 space reinforced grass overflow parking area is being used for everyday parking and considerably more frequently than was originally anticipated, including during wet conditions.) will be temporarily replaced.

Wiltshire Landscape

None received at time of writing

[Comments on previous application are as follows: The area is currently being used as an overflow car park so I would not expect any additional landscape and visual effects arising from the proposed development because

- a. Cars already park in this area therefore there will be no perceived increase in visual effect in terms of visual clutter (the change of surface will read as an extension of existing)*
- b. Construction is minimal building onto existing sub base]*

8. Publicity

The application was advertised by Site Notice and published on Wiltshire Council's website.

No letters of representation were received at the time of writing this report.

9. Planning Considerations

Principle of development

Paragraph 137 of the NPPF states "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably".

Core Policies 6 and 59 relate specifically to development within World Heritage Sites:

Core Policy 6

Stonehenge

The World Heritage Site and its setting will be protected so as to sustain its Outstanding Universal Value in accordance with Core Policy 59.

New visitor facilities will be supported where they:

- i. Return Stonehenge to a more respectful setting befitting its World Heritage Site status*
- ii. Include measures to mitigate the negative impacts of the roads*
- iii. Introduce a greatly enhanced visitor experience in a high quality visitor centre*
- iv. Implement an environmentally sensitive method of managing visitors to and from Stonehenge*
- v. Include a tourist information element, which highlights other attractions and facilities on offer in the surrounding area and raises the profile of Wiltshire.*

Core Policy 59

The Stonehenge, Avebury and associated sites World Heritage Site

The Outstanding Universal Value (OUV) of the World Heritage Site will be sustained by:

- i. Giving precedence to the protection of the World Heritage Site and its setting*
- ii. Development not adversely affecting the World Heritage Site and its attributes of OUV. This includes the physical fabric, character, appearance, setting or views into or out of the World Heritage Site*
- iii. Seeking opportunities to support and maintain the positive management of the World Heritage Site through development that delivers improved conservation, presentation and interpretation and reduces the negative impacts of roads, traffic and visitor pressure*
- iv. Requiring developments to demonstrate that full account has been taken of their impact upon the World Heritage Site and its setting. Proposals will need to demonstrate that the development will have no individual, cumulative or consequential adverse effect upon the Site and its OUV. Consideration of opportunities for enhancing the World Heritage Site and sustaining its OUV should also be demonstrated. This will include proposals for climate change mitigation and renewable energy schemes.*

Therefore the principle of development within the Stonehenge World Heritage Site is acceptable subject to it meeting all the criteria of Core Policies 6 and 59.

Landscape and Visual Impact

The proposed area to be used for permanent car parking is currently a temporary car park which is used frequently. Whilst no formal comments have been received from the Wiltshire Landscape Officer on this current application, on the previous application the Landscape Officer considered there to not be any additional landscape or visual effects arising from the proposed development.

The proposed area of parking is to be positioned immediately adjacent to the existing permanent car parking, containing all the car parking within a confined area to avoid additional separate areas of the landscape being disturbed by cars. In addition this is covering the existing area of temporary car parking, resulting in no additional parking spaces being provided on the site, thus the maximum number of cars on the site at any one time will not change from the existing, resulting in no increase in landscape and visual impact.

The previous application was refused partly due to its lack of landscaping (although with no objection from the Wiltshire Landscape Officer). The proposed landscaping strips match those elsewhere in the main area of car parking and therefore this is considered appropriate.

Highway Impact

Highways England have concluded that the proposal will not have a detrimental effect on the Strategic Road Network. Wiltshire Highways concluded that the proposal will have no impact on the local highway network.

Wiltshire Highways support the proposal in principle, highlighting that no additional parking spaces are proposed, however following the proposed resurfacing works, the overflow spaces will be useable in all seasons rather than just in fine weather.

Wiltshire Highways comment that the new surfacing interface with the existing blacktop area does not provide for an overlapped joint. As such a condition requiring additional details to be approved by the Local Planning Authority can be imposed to ensure a more durable surfacing joint.

The Site Plan shows a proposed contractor's works compound to be accessed directly from the A360 rather than from the visitor access road. Again, this will need to be controlled via condition, to ensure this is only a temporary access and not to be used by general visitors.

Wiltshire Highways have raised concerns over the lack of information to explain what measures will be taken to ensure adequacy of parking supply during the works, when a considerable number of spaces will be temporarily lost. Wiltshire Highways comment that there should be clear understanding of how parking spaces, identified as being needed because of demand exceeding anticipated use, will be replaced. Again, this can be controlled via condition.

Whilst no representation letters have been received at the time of writing this report, on the previous application a number of objections were received regarding the potential impact on the local highway network. These objectors highlighted the existing problems with the local road network and raised the concerns that if the existing temporary parking provision is to be replaced with permanent parking, this will result in additional vehicles travelling on the local road network and therefore exacerbating the current problems. It is important to note that no additional parking spaces are proposed to those already on the site. This application seeks solely to replace the surface on the temporary parking area, making it more user-friendly and safe to use in all weather conditions. Therefore there is not expected to be a

substantially different number of cars using the local road network as a result of the proposed resurfacing works.

Heritage Impact

Wiltshire Archaeology had not commented at the time of this report being written, however on the previous application they no objections to the proposal. The application site was the subject of archaeological monitoring during the construction of the Visitor Centre. No archaeological features were present in this area. It is therefore considered unlikely that significant below ground archaeological remains would be disturbed by the proposed development. There are a number of scheduled monuments in the vicinity and the site lies within the Stonehenge, Avebury and associated sites World Heritage Site. Wiltshire Archaeology recommended that the advice of English Heritage is sought with regard to the setting issues for these designated heritage assets.

Historic England commented that the proposal would not have any tangible impact upon the Stonehenge World Heritage Site or the setting of nearby Scheduled Monuments. Historic England consider that any minor visual impacts from the proposed works could be mitigated by the choice of the least intrusive surfacing colour. The Planning Statement confirms that the car park surface will match the appearance of the existing permanent car park and this is considered appropriate to create a uniform appearance for the site.

Ecological Impact

The Environment Agency had not commented at the time of this report being written, however on the previous application they highlighted the specific issue of pollutants from vehicles entering the ground, which is particularly pertinent given that water is extracted from the nearby borehole for use within the SHVC. As such the Environment Agency requested a condition be imposed to ensure a pollution prevention method is used in the car park. On further correspondence with the EA, it was concluded that this condition was not required as a soakaway is not proposed as part of the application. A porous surface is proposed for the car park which will result in any pollutants entering the ground in a less concentrated way than with a soakaway. This lower concentration is at a level that the natural processes within the soil can adequately deal with.

In terms of other ecological issues, the Wiltshire Ecologist commented on the previous application that given the application site is already used for car parking, the proposed resurfacing works are not likely to cause significant effects on the Salisbury Plain Special Protection Area. At the time of writing this report, no comments had been received from the Wiltshire Ecologist.

Misc

An Environmental Impact Assessment Screening Request was submitted for the proposal prior to submitting the planning application, however as a result of consultee responses being required this has yet to be decided. However, the EIA screening request on the very similar previous application concluded that whilst the

proposed development was categorised as Schedule 2 Development, the proposal was not likely to have significant environment impacts and as such an Environmental Impact Assessment was not required.

10. Conclusion

The resurfacing of the existing overflow car park is considered to be acceptable by nature of its limited impacts on highways, heritage, ecology, and landscape and visual impact. As such the proposal is considered to be in accordance with paragraph 137 of the National Planning Policy Framework and Core Policies 6, 51, 57, 58, 59 and 69 of the adopted Wiltshire Core Strategy.

RECOMMENDATION: Approve with conditions

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

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

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

Application form dated 08/06/15 received 08/06/15
Planning Statement received 08/06/15
61034252-DR-C-002 Rev T03 dated 04/06/15 received 08/06/15
61034252-DR-C-003 Rev T04 dated 04/06/15 received 08/06/15
61034252-DR-C-511 Rev T03 dated 28/05/15 received 08/06/15
61034252-DR-C-512 Rev T02 dated 28/05/15 received 08/06/15
61034252-DR-C-513 Rev T02 dated 22/05/15 received 08/06/15
HED.1152.102 Rev A dated May 15 received 08/06/15
HED.1152.103 Rev A dated May 15 received 08/06/15
HED.1152.104 Rev A dated May 15 received 12/06/15

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

(3) Prior to the commencement of the development a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of the arrangements for the proposed verge crossing, fencing and gating of the proposed compound at the A360 frontage, turning arrangements within the site to ensure no reversing of movements onto the highway, the nature of the temporary arrangements to reinforce the verge at the vehicle crossing point, the reinstatement, and its timing, of the verge crossing upon completion of the works, and measures to ensure that vehicles do not drag mud and other detritus from the site onto the highway. The development shall be undertaken in accordance with the approved details.

REASON: In the interests of highway safety

(4) Prior to the commencement of the development details for temporary parking of cars and other vehicles displaced from the development area during the course of the works shall be submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

REASON: To ensure an adequate supply of parking at the Stonehenge Visitor Centre site during the works.

(5) Prior to the commencement of development details of the surface interface connection between the resurfaced overflow car park and the existing permanent car park shall be submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

REASON: In the interests of safety

Application Number	15/05558/FUL/FUL
Site Address	Stonehenge Visitors Centre, A344 Airmens Corner West to Stonehenge Bottom, Winterbourne Stoke, Wiltshire. SP4 7DE
Proposal	Re-surfacing of existing reinforced grass overflow car park and landscaping works
Case Officer	Louise Porter



This page is intentionally left blank

REPORT FOR AREA PLANNING COMMITTEES

Report No. 2

Date of Meeting	23 rd July 2015
Application Number	15/04378/FUL
Site Address	4A and 4B The Crescent, Hillview Road Salisbury SP1 1HY
Proposal	Detached three bed dwelling
Applicant	W.Mundy Building Contractors Ltd.
Town/Parish Council	St Martin, Salisbury
Grid Ref	414915 130031
Type of application	Full Planning
Case Officer	Tom Wippell

Reason for the application being considered by Committee

The application has been called to committee by the local member Councillor Ian Tomes if minded to approve, in view of the environmental/highway impacts and car parking.

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that planning permission be **Approved** with Conditions.

2. Report Summary

The issues in this case are:

- The principle of residential development;
- Ownership
- Impact on visual amenity and character of the area;
- Impact on residential amenity;
- Highway safety;
- Other Issues

Publicity of the application has resulted in an objection from the Town Council and six letters of objection (6 letters from a single address have been counted as 1). There have been no letters of support.

3. Site Description

The Crescent is a small cul-de-sac (private road) at the bottom of Milford Hill to the east of the chequers. The site lies within the recently re-designated Milford Hill Conservation Area and immediately to the north of the grounds of Milford Hill House (the youth hostel), a grade II listed building, and to the south east of the grade II* Winchester Gate Inn. The rise of the hill and near-alignment with Winchester St means that the site is visible from within the city

centre over the ring road. No. 4A and 4B The Crescent is the easternmost of a pair of modest semi-detached two-storey houses; now converted into two flats.

4. Planning History

14/10146/FUL- Extension to east elevation to create 3 x flats
Withdrawn

14/12193/FUL- Extension to east elevation to create 2 x flats
Refused

(This last development was refused for the reasons of cramped/overdevelopment of the site and parking)

5. The Proposal

Planning permission is sought to construct a detached three-bed dwelling to the side of the existing property with an open carport, with the existing dwelling used as 2 flats. 1 parking space will be provided for each flat (not part of the application site as no changes to parking), and 2 parking spaces will be provided for the new dwelling (one space will be an open carport underneath the dwelling).

6. Planning Policy

Core Policy 1, Core Policy 2, Core Policy 57, Core Policy 58

NPPF

7. Consultations

Town Council: Strongly object to this application on the grounds of overdevelopment and lack of parking arrangements.

Conservation: No objections or comments to make

WC Highways: I note that the proposed dwelling includes allocated minimum parking in accordance with current standards. It is considered that the new development will not have any significant impact on highway safety and I therefore recommend that no highway objection be raised to this application.

Archaeology: Support, subject to an archaeological watching brief being carried out

8. Publicity

The application has been advertised by way of site notice and letters to near neighbours.

The publicity has generated six letters of objection (6 letters from a single address; counted as 1) and no letters of support.

The letters of objection are summarised as follows:

- Illegal use of lane without a right of way to access new dwelling
- Traffic will come dangerously close to neighbouring windows
- Insufficient space within the plot for vehicle turning
- Insufficient levels of parking provided

- The parking is currently formally laid out in the lane, and is not informal as claimed
- Damage has been caused to the driveway and access gates during construction
- Additional cars and construction traffic will cause harm to highway safety
- Narrow road is inappropriate for additional traffic
- Design would adversely affect the character of the Conservation Area
- Loss of privacy due to removal of trees adjacent to the school
- Overdevelopment/massing
- Overshadowing to existing property
- Loss of trees will affect privacy into Youth Hostel and School
- Loss of open space
- Inappropriate materials
- Removal of trees and works to the site has already been carried out without permission
- Approval would set a precedent
- Impact on surface-water-run-off
- Approval will ruin the Arcadian qualities

9. Planning Considerations

9.1 Principle

A previous application for an extension to the side and the creation of 2 flats (4 in total on the site) was recommended for approval by Planning Officers but refused at Committee for the following reasons:

1. *The proposed development, by reason of its size (height and width), the amount of excavation works/tree removal required to enable the development, and the number of additional residential units created at the site, would result in a cramped form of overdevelopment for this small, narrow parcel of land, which would be harmful to the character of the existing property, the semi-detached pairing and the wider Crescent which is designated as a Conservation Area. As such the proposal is considered to be contrary to Core Policies 57 and 58 of the Wiltshire Core Strategy.*

2. *The proposed development, by reason of its location at the top of a narrow and congested private driveway, with limited parking for motorised vehicles, would provide insufficient parking for future occupiers of the site, and is likely to result in unauthorised parking and obstruction on and around the existing parking spaces and the vehicular access leading to the site. The scheme is therefore considered to result in an adverse impact on the amenities of properties along the Crescent, contrary to Policy 57 of the Wiltshire Core Strategy.*

Having regard to Core Policies 1 and 2, which support new residential development in the City Centre, a proposal for additional new residential units at the site is not considered unacceptable in principle, provided the development is appropriate in terms of its scale and design to its context, and provided other interests including residential amenity and highway safety are addressed.

9.2 Ownership

The applicant has 'served notice' on all landowners of the driveway during the application process. Given that 'notice' has been served on all landowners of the driveway, Officers consider that the consultation process has been adhered to as a point of law, as the development is not 'land-locked' in planning terms.

In regard to the concerns raised from neighbouring properties about rights of way, the Council's Legal Team have confirmed that the ongoing right of way/ land ownership / driveway maintenance/ construction damage disputes between the applicant and the neighbouring properties should be regarded as a civil issue, and cannot be considered as a material planning consideration at this stage.

9.3 Impact on Visual Amenity and character of the Conservation Area

The detached dwelling is considered to be sympathetic in design and scale, will not overbear the size of the existing property, or detract from the appearance of the wider area. The development is set-down from the adjacent property, ensuring that the development will not compete with the main dwelling or unbalance the semi-detached pairing.

The plot is of sufficient size to accommodate this scale of extension without being overwhelmed, and the loss of open space within the Conservation Area will not be significantly harmful to visual amenity. Although the plot is sited at the top of the slope, views of the new dwelling will be limited from the Crescent, given its location to one-side of the property, and the development will not be overly prominent from the wider Conservation Area.

Materials (brick and slate) are considered acceptable for this relatively secluded side-location, and in visual terms no objections are raised.

The visual impact of the proposed footprint/ retaining walls/ loss of trees/ additional excavation works on the character of the front part of the site/ views up The Crescent have been fully assessed, but the impact is not considered to result in an overdevelopment of the site, or any significant harm to visual amenity as to warrant refusal on this basis.

9.4 Impact on residential amenity

The new dwelling is set away from neighbouring properties, and does not extend past the rear of the existing dwelling at first-floor level. No overshadowing, overlooking or overdominance will occur to neighbouring properties, with any side-facing windows in the existing flats reconfigured to face front-and-rear only if necessary, to ensure that overshadowing/overdominance will not occur to existing occupants.

The impact of additional cars/delivery vehicles reaching the site via the driveway has been fully assessed, but given the limited amount of development proposed, it is considered that noise/disturbance from additional vehicular trips will not be significantly harmful to residential amenity as to warrant refusal.

Any damage caused to neighbouring properties/ the driveway during or after construction should be regarded as a civil issue between the applicant/owner, and therefore this issue cannot be assessed as a material planning consideration.

9.5 Highway Safety

The Car-Parking Strategy Review 2011-2026 (see appendix) suggests that 2 spaces should be provided for a 3-bed property. This can be achieved via the creation of one parking space sited opposite the dwelling, and 1 parking space sited in a car-port underneath the dwelling.

The two existing flats will continue to be served by 1 space each, which is the same as the existing setup at the site. Officers therefore consider that there will be no adverse impact on parking provision at the site.

Table 7.1 Minimum parking standards (allocated parking)

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

Furthermore, the site is sited in a sustainable location close to the city centre, within easy walking distance of public transport and other local facilities, thus minimising the need for a private car. Therefore, no objections are raised to the level of parking or to the layout proposed.

Whilst it is noted that the access lane is narrow and has a relatively awkward layout in terms of the coming-and-going of vehicles, it is considered that delivery vehicles, construction traffic and occupier's car manoeuvres will not result in any significant harm to highway safety above current levels.

9.6 Other Issues

It has been confirmed (in part 13 of the application form) that no protected species are present within the site. During the site visit, no visible evidence of protected species was observed. Therefore due to the relatively small size of the site and its siting within a semi-urban area, it is considered that a protected species survey is not required.

Drainage and surface-water runoff details can be agreed by condition and will also be assessed at the Building Control stage of development.

Whilst it is noted that works at the site have already started, including levelling of the site, the removal of an earth-bank close to the boundary and the removal of a number of trees, the works have been carried out at developer's own risk.

No trees worthy of Tree Preservation Order have been removed (or are proposed to be removed) as part of this development.

The development will not overhang the boundary, and although an earth bank has been removed to accommodate the extension, there will be no adverse impact on the adjacent playing fields.

Recommendation: Approve

For the following reasons:-

In pursuance of its powers under the above Town & Country Planning Act 1990, the Council hereby grant PLANNING PERMISSION for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:-

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. Before development is commenced, brick and slate samples to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be in accordance with the details agreed.

REASON: To ensure that the external appearance of the proposed development will relate appropriately to that of the existing building.

3. The development hereby permitted shall not be first occupied until the whole of the proposed car parking areas have been consolidated and surfaced (not loose stone or gravel). These areas shall be maintained as such thereafter.

REASON: In the interests of highway safety.

4. No development shall commence within the area indicated (proposed development site) until:
 - A written programme of archaeological investigation (a watching brief), which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority.

The work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office. The approved programme of archaeological work shall be carried out in accordance with the approved details.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the carport hereby permitted shall not be converted to habitable accommodation.

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

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

214017/14, dated APRIL 2014 and received to this office on 19/05/15

REASON: For the avoidance of doubt.

APPENDIX

Minimum Parking Standards for Wiltshire Council (p105-107)

7 Parking standards

Introduction

- 7.1 A review of parking standards and best practice was undertaken by the council's former term consultant Mouchel in 2010. As it is considered that this work is still largely valid, only a 'light touch' review was undertaken as part of the development of this revised LTP3 Car Parking Strategy.

Minimum residential parking standards

- 7.2 In view of the points made in chapter 3, the council has developed a set of minimum parking standards for residential development across Wiltshire. These standards should ensure that sufficient parking is provided in new developments to cater for demand, while Policy PS6 provides the flexibility to allow for a lower level of provision where specific circumstances can be demonstrated.
- 7.3 The following minimum parking standards (see Table 7.1 below) are based on allocated parking (that is, parking allocated to individual dwellings).

Table 7.1 Minimum parking standards (allocated parking)

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

- 7.4 Garages will only count as part of the allocated parking provision where they meet the minimum size requirement of 6m x 3m (internal dimensions). This is to ensure that there is sufficient room for an average sized family car, a cycle and some storage provision. Where these minimum size requirements are not met, the council will require design statements and/or transport assessments to demonstrate the need for such provision and/or to set-out the role of alternatives (e.g. car ports which are unlikely to be used for storage and could therefore count towards allocated parking provision).
- 7.5 Policy PS6 sets out the presumption that unallocated communal parking will be included in the majority of new residential developments; to allow sufficient flexibility, this will be negotiated on a case-by-case basis with the aim of reflecting local circumstances and need.

Policy PS6 (p93)

Policy PS6 - Residential parking standards

The provision of car parking associated with well designed new residential development will be determined in accordance with an approach which takes account of:

- dwelling size
- the appropriate mix of parking types (e.g. unallocated, on-street, visitor etc).

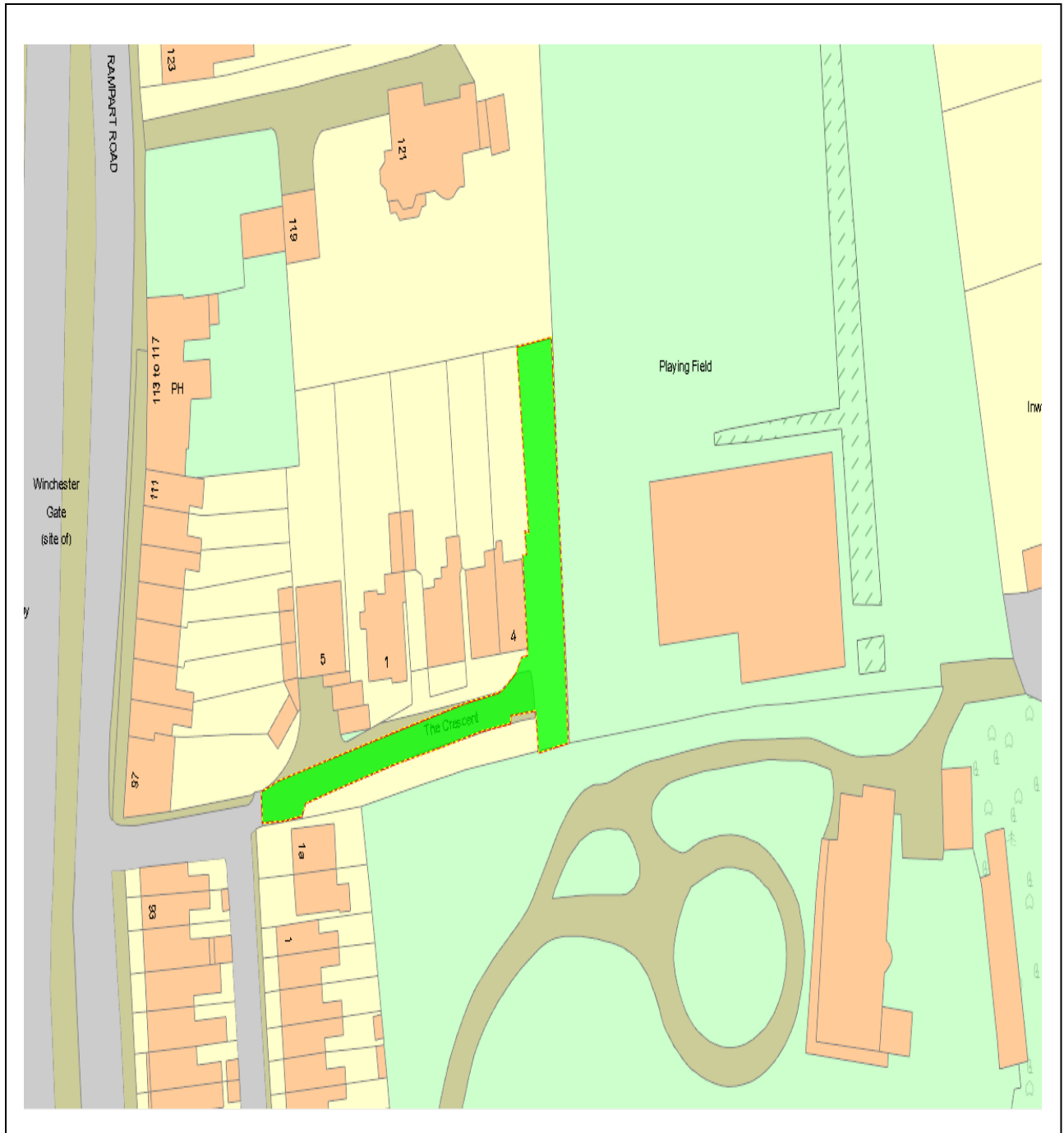
A set of minimum parking standards for residential development (based on allocated parking) has been developed to provide a basis for this approach. In determining the appropriate mix of parking types, the presumption will be that unallocated communal parking will be included in the majority of new residential developments.

Reduced residential parking requirements will be considered in the following circumstances:

- where there are significant urban design or heritage issues
- where parking demand is likely to be low
- where any parking overspill can be controlled.

- 3.33 While the provision of required parking spaces should always be well integrated within the wider design approach to a residential development, it is acknowledged that the requirement to achieve minimum standards could have an adverse impact where there are significant design or heritage issues (e.g. in terms of the ability to safeguard and conserve the scale, character, setting, distinctiveness, functionality and/or cultural value of a development or local area).
- 3.34 As part of the integration with the wider design approach to a development, appropriate measures should also be considered to reduce the environmental impact of providing the required parking spaces (e.g. the use of permeable surfaces to reduce surface water run-off).
- 3.35 In town centres in particular, parking demand is likely to be less (e.g. because of the availability of a range of local services and good local sustainable transport options) and any tendency for potential parking overspill onto nearby streets is or can be controlled.
- 3.36 The council will require a design statement and/or transport assessment to justify any reduced residential parking requirement. In addition, residential travel plans and other 'smarter choices' measures may be required to help reduce the need for, and/or usage of, residential parking spaces.
- 3.37 More details on residential parking standards are provided in chapter 7.

Application Number	15/04378/FUL
Site Address	Land Adjacent 4A/4B, The Crescent, Hillview Road, Salisbury, Wiltshire. SP1 1HY
Proposal	Detached three bedroom dwelling
Case Officer	Tom Wippell



This page is intentionally left blank