

AGENDA

Meeting: Southern Area Planning Committee
Place: Sarum Academy, Westwood Rd, Salisbury SP2 9HS
Date: Thursday 5 February 2015
Time: 6.00 pm

Please direct any enquiries on this Agenda to David Parkes, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 718220 or email david.parkes@wiltshire.gov.uk

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

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

Membership:

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

Substitutes:

Cllr Trevor Carbin	Cllr Helena McKeown
Cllr Terry Chivers	Cllr Leo Randall
Cllr Ernie Clark	Cllr Ricky Rogers
Cllr Tony Deane	Cllr John Smale
Cllr Dennis Drewett	Cllr John Walsh
Cllr Peter Edge	Cllr Bridget Wayman
Cllr Magnus Macdonald	Cllr Graham Wright

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies for Absence**

To receive any apologies or substitutions for the meeting.

2 **Minutes** (*Pages 1 - 6*)

To approve and sign as a correct record the minutes of the meeting held on 15 January 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 29 January 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**

To receive details of completed and pending appeals.

(Please note, to be published at a later date).

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **14/06488/FUL - Clancy Field, Nett Road, Shrewton, Wiltshire, SP3 4HB**

A site visit is to be arranged for this item.

7b **14/04486/FUL - Orchard House, Stratford Road, Stratford Sub Castle, Salisbury, Wiltshire, SP1 3LG**

A site visit is to be arranged for this item.

7c **14/04488/LBC - Orchard House, Stratford Road, Stratford Sub Castle, Salisbury, Wiltshire, SP1 3LG** *(Pages 35 - 44)*

7d **14/09325/ADV - Beehive Roundabout, Old Sarum, Salisbury, Wiltshire** *(Pages 45 - 52)*

8 **Urgent Items**

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

Part II

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

SOUTHERN AREA PLANNING COMMITTEE

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 15 JANUARY 2015 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE
LANE, SALISBURY, SP2 7TU.**

Present:

Cllr Fred Westmoreland (Chairman), Cllr Christopher Devine (Vice Chairman),
Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Jose Green,
Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan, Cllr Ian Tomes and
Cllr Ian West

Also Present:

Cllr Ricky Rogers, Cllr John Smale and Cllr Bill Moss

1 Apologies for Absence

There were no apologies received.

2 Minutes

The minutes of the meeting held on 18 December 2014 were presented for consideration, and it was,

Resolved:

To APPROVE the minutes and sign as a true and correct record.

3 Declarations of Interest

Councillor Christopher Devine declared a non-pecuniary interest in application 13/02543/OUT - Matrons College Farm, Castle Lane, Whaddon, Salisbury - by virtue of being very lightly acquainted with the applicant, but not to the level that he could not consider the application on its merits and would debate and vote on the application.

Councillor Mike Hewitt declared a non-pecuniary interest in application 14/07832/OUT - Land off the A338 and Bourne View, Allington - by virtue of living opposite the application site. Councillor Hewitt stated he would consider the application on its merits and would debate and vote on the item.

4 Chairman's Announcements

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

5 **Public Participation and Councillors' Questions**

There were no questions or statements submitted.

6 **Planning Appeals**

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

7 **Planning Applications**

Attention was drawn to the latest list of observations and correspondence provided at the meeting, and attached to these minutes.

8 **13/02543/OUT - Matrons College Farm, Castle Lane, Whaddon, Salisbury, SP5 3EQ**

Public Participation

Sandra Richardson spoke in objection to the application.

Dr Rachel Clapton spoke in support of the application.

Amanda Newbury, spoke in support of the application.

Jon Gately, agent, spoke in support of the application.

Cllr Kim Diprose, Alderbury Parish Council, spoke in objection to the application.

The Senior Planning Officer presented a report which recommended that planning permission be refused. Key issues were stated to include the principle of the proposed 28 dwellings and health centre on the site, which lies outside the Limits of Development of the village, as well as impacts upon ecology, residential amenity and infrastructure and suitability of the access

Members of the Committee then had the opportunity to ask technical questions of the officer.

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

The local Unitary Division Member, Councillor Richard Britton, then spoke in objection to the application, stating that the viability of the proposal to provide a community benefit significant enough to outweigh going against policy by permitting outside the Limits of Development, could not be assured on the evidence provided in regards to the funding for building and running the proposed health centre, although if it could be assured then the community benefit was clear and should move forward.

A debate followed, where the Committee discussed the difficulties in securing funding for provision of health services in such outreach hubs, and noted that the original proposals had been for a Doctor's surgery, and when that had been altered the Parish Council had withdrawn their support for the proposal. The level of objection and support received from local residents was also assessed.

The Committee also debated the location of the site in the context of surrounding development and its sustainability, and that the 40% proportion of Affordable Housing included as part of the proposals.

At the end of debate, it was,

Resolved:

To DEFER determination on the application until evidence of the viability of the community benefit to be afforded could be assured in the form of financial details for the construction and running of the proposed health centre.

A recess was taken from 1930-1935

9 14/07832/OUT - Land off the A338 and Bourne View, Allington

Public Participation

Lorraine Le-gate spoke in objection to the application.

Justin Paterson, applicant and architect, spoke in support of the application.

Roger Paye spoke in support of the application.

Trevor Storer spoke in support of the application.

Cllr Michael Brunton, Chairman of Allington and Boscombe Parish Council, spoke in support of the application.

The Area Team Leader presented a report which recommended that planning permission be refused. Key issues were stated to include the principle of the proposed 18 dwellings and village hall on the site outside the Limits of Development, highways access and ecology concerns.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details were sought regarding the access proposals, the level of affordable housing provision being offered by the applicants and the connections between the Allington and Boscombe communities. In response to queries it was confirmed that the application did not include details for the construction of a village hall, but was outline permission for the principle of one so that a later detailed application could be made if desired.

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

The local Unitary Division Member, Councillor John Smale, then spoke in support of the application, stating the extensive consultation and overwhelming local support for the proposals, providing significant community benefit through a village hall, outweighed the policy consideration of laying outside the Limits of Development.

The Committee discussed the application, noting the longstanding efforts of the Parish Council to secure a village hall, and the limited opportunities for development in other locations. It was noted Wiltshire Council Highways had withdrawn their objections to the access proposals, although their objections on sustainability grounds remained. Concerns regarding ecological impact, layout and parking were debated, including whether some or all of these could be mitigated at the detailed application stage.

At the conclusion of debate, it was,

Resolved:

To delegate to the Area Development Manager to grant planning permission following completion of a Section 106 obligation requiring payment of a financial contribution towards the following:

- **Affordable Housing – A 30% affordable housing contribution is sought in accordance with the core strategy policies (5 houses)**
- **Education - Financial contribution of £141,092 towards improvements to existing education infrastructure, in accordance with core policy of the Wiltshire Core strategy.**
- **Adult Recreation –on site provision of 810m2 of pitch provision as shown on the plans and maintenance arrangements**
- **Ecology - £1976.76 towards the Stone Curlew Project within the Special Protection Area for Birds, to mitigate for the impact of increased use of Salisbury Plain for recreational activity by residents of the development.**
- **S106 Monitoring Fee – £3,000.**

And subject to conditions to be agreed with the Chairman and Vice-Chairman of the Committee

Councillor Ian Tomes left the meeting following this item.

A recess was taken from 2050-2055

10 14/10256/FUL - 46 Tournament Road, Salisbury, SP2 9LG

Public Participation

Tom Corbin spoke in objection to the application.

Susan Sneddon, applicant, spoke in support of the application.

The Senior Planning Officer presented a report which recommended the application be approved. Key issues were stated to include the principle of the development, impact upon residential amenity and the character of the area and highways safety.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details were sought on the size of the proposed flats, bin storage and communal garden use.

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

The local Unitary Division Member, Councillor Ricky Rogers, then spoke in objection to the application, stating parking problems would be increased in the area, and that

while there was a demand for one bedroom properties in this case there would be a loss of neighbouring amenity due to the overdevelopment.

The Committee discussed the application, noting the level of demand for smaller properties, and debating whether the proposals were suitable to meet that demand. The level of floorspace for each flat was assessed, and it was noted there was no minimum standard in the UK, and the comments from Environmental Health were noted. The impact on the wider area was raised, along with the current level of occupancy of the building and its impact on residents.

At the end of debate, it was,

Resolved:

That the Area Development Manager (South) be delegated to grant planning permission following completion of a Section 106 obligation requiring payment of a financial contribution towards off-site recreation / open space provision, and subject to the following conditions -

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

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

- 2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.**

REASON: To ensure that the proposed extension will satisfactorily harmonise with the external appearance 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. The gradient of the proposed car parking areas shall not at any point be steeper than 1 in 15 for a distance of 4.8m from the back of the paved footway.**

REASON: In the interests of highway safety.

- 5. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the car parking areas), incorporating sustainable drainage details, has been**

submitted to and approved in writing by the local planning authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

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

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

REASON: In the interests of residential amenity and privacy.

7. Before the development hereby permitted is first occupied, the 3 bathroom windows in the rear 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

8. This development shall be in accordance with the submitted drawings:
- 1869-05 rev D, dated October 2014 and received to this office on 13/11/14

REASON: For the avoidance of doubt.

11 Urgent Items

There were no urgent items.

(Duration of meeting: 6.00 - 9.45 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

Date of Meeting	5th February 2015
Application Number	14/06488/FUL
Site Address	Clancy Field, Nett Road, Shrewton, Wiltshire, SP3 4HB
Proposal	The development of a: Cricket ground, two storey cricket pavilion, machinery shed, MUGA (Multi Use Games Area), two lane practice net, access track and parking area and the upgrading of part of Nett Road through improving the surface and junction with the B3086 and introducing 4 passing bays.
Applicant	Mr Stuart Cruse
Town/Parish Council	Shrewton
Ward	Till and Wylve Valley
Grid Ref	407207 143755
Type of application	Full Planning
Case Officer	Steven Banks

Reason for the application being considered by Committee

Cllr Ian West has requested the consideration of the above application at a planning Committee due to public concern and interest.

1. Purpose of Report

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

2. Report Summary

1. The principle of development
2. The impact that the proposal would have on highway safety
3. The impact that the proposal would have on the character and appearance of the area concerned
4. The impact that the proposal would have on the amenity of the occupiers of the nearest properties
5. The development of land outside of any defined housing policy boundary

3. Site Description

The site lies within the Special Landscape Area and an Area of Special Archaeological Significance. It incorporates Clancy Field, which is located on the north western side of Nett Road in Shrewton, and the part of Nett Road in Shrewton which runs between Clancy field and the B3086 in Shrewton. Clancy Field and Nett Road can be found to the east of the main settlement of Shrewton. The section of Nett Road which forms part of the proposal site has a gravel surface and is mainly of a single carriage width. Clancy Field, which is grassed, slopes gently from east down to west and is bounded by established hedge rows.

4. Planning History

No planning history which is of relevance to this application.

5. The Proposal

It is proposed to develop a Cricket ground; two storey cricket pavilion; machinery shed; MUGA (Multi Use Games Area); two lane practice net; access track and parking area. It is also proposed to upgrade part of Nett Road through improving the surface and junction with the B3086 and introducing 4 passing bays.

6. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require Local Planning Authorities to have regard to the provisions of the development plan, so far as it is material to the application, and to any other material considerations when determining applications.

The National Planning Policy Framework (NPPF) emphasises the importance of having a plan led planning system.

The following Salisbury District Local Plan Saved Policies which are saved policies of the Wiltshire Core Strategy and the Core Policies of the Wiltshire Core Strategy are relevant to the determination of this application and are considered to align with the principles, aims, objectives and intentions of the NPPF. The following policies are therefore considered to carry significant weight.

Wiltshire Core Strategy:

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 64: Demand management

Core Policy 61: Transport and new development

Salisbury District Local Plan Saved Policies which are saved policies of the Wiltshire Core Strategy:

C6: Development in the countryside which falls within the Special Landscape Area

R1C: Outdoor recreational facilities in the countryside

7. Summary of consultation responses

Wiltshire Fire and Rescue Service, recommend the consideration of a sprinkler system.

Wiltshire Council Environmental Health - did not raise any objections to the proposal subject to the imposition of two conditions, relating to hours of use and details of shields to prevent light pollution, on any planning permission and the attachment of one informative, relating to any lighting scheme.

Police Architectural Liaison Officer - recommended that the scheme should comply with Secure by Design.

Sport England - did not raise any objections to the proposal subject to the imposition of three conditions, relating to an assessment of ground conditions, the use of the playing field for outdoor sport only and the construction and laying out of the pitch and field.

Wiltshire Council Archaeology - considered that the site is of archaeological interest and recommended the imposition of one condition, relating to a programme of archaeological works, on any planning permission and the attachment of one informative, relating to human remains, to any planning permission.

Shrewton Parish Council - objected to the proposal due to concerns that the proposal would result in an increase in the number of vehicles using Nett Road; the proposal would result in an increase in the number of vehicles using the A360 and Nett Road junction; the proposed entrance to and exit from the B3086 would not be safe and the proposal would result in the change of use of agricultural land to non-agricultural land outside of the Housing Policy Boundary.

Wiltshire Council Countryside Access Development Officer - did not raise any objections to the proposal subject to the imposition of two conditions, relating to the upgrading of Nett Road, on any planning permission.

British Horse Society - objected to the proposal due to the concern that the proposal would result in an increase in the number of vehicles using Nett Road which would harm the safety of users of Nett Road.

Wiltshire Council Rights of Way - did not raise any objections to the proposal.

Wiltshire Council Highways - considered that ample measures would be put in place to discourage the use of the southern end of Nett Road and that the proposed improvements to the northern section of Nett Road would be adequate to accommodate the additional traffic without causing problems for existing users of the byway. Consequently, no objections were raised subject to the imposition of four conditions, relating to details of signs, full details of improvements, visibility splays and the parking area, on any planning permission.

8. Publicity

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

26 letters of objection to the proposal have been received by Wiltshire Council.

In summary the grounds of the objections related to the following:

Associated traffic would use the Nett Road/A360 junction which is not capable of safely accommodating additional traffic.

The proposal would set a negative precedent; if the cricket club ceased to exist the site could accommodate other forms of development

Nett Road would become a rat run; increased vehicular movements on Nett Road would harm the safety of the current users

Vehicles used for the construction of the proposal would damage Nett Road.

The proposal would place an undue strain on Nett Road; The Nett Road/B3086 junction cannot be made safe

Vehicles resulting from the proposal would use the driveways of the residents of Nett Road as passing bays which would be to the detriment of the existing users.

The lack of street lighting poses a risk to all road users

The proposal would result in the parking of vehicles in Highfield Rise which would pose a risk to users of Highfield Rise and result in an increase in vehicles using the High Street

The proposal would detract from the landscape and rural character of the area

Hazards would be worsened by drivers under the influence of alcohol;

Pedestrians leaving the proposal late at night would disturb residents;

The proposal would generate a situation where the existing recreational facilities and the proposal would not survive;

Existing access routes could not support a housing development if the proposal fell into disuse;

The approval of this application could strengthen the belief that Nett Road could support additional traffic and encourage further applications for development which could not be supported by existing access routes

Access to the proposal would be restricted by the narrow width of Nett Road;

Residential amenity of the inhabitants of Nett Road would be harmed by vehicles using their drives as passing places;

The proposal would result in the loss of countryside;

A safe access to the proposal would not be provided;

The proposal would place an undue burden on the local road network;

An increased volume of traffic on Nett Road would harm the existing residents of Nett Road;

The proposal would detract from landscape quality and rural character.

9. Planning Considerations

9.1 The principle of development:

Section 55 of the Town and Country Planning Act 1990 defines the meaning of development as the means of carrying out of building, engineering, mining, or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. Policy accepts the principle of development subject to the development not conflicting with policy.

It is proposed to develop a Cricket ground; two storey cricket pavilion; machinery shed; MUGA (Multi Use Games Area); two lane practice net; access track and parking area. It is also proposed to upgrade part of Nett Road through improving the surface and junction with the B3086 and introducing 4 passing bays. The proposal is considered to constitute development. The following parts of this report assess the proposal against relevant policy.

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

Policy requires proposals to be capable of being served by safe access to the highway network and to provide a satisfactory parking and turning area.

It is proposed to upgrade part of Nett Road through improving the surface and junction with the B3086 and introducing 4 passing bays. An area for the parking of 33 cars and an access from Nett Road to the parking area is also proposed.

Wiltshire Council Highways, in their consultation response, considered that ample measures would be put in place to discourage the use of the southern end of Nett Road and that the proposed improvements to the northern section of Nett Road would be adequate to accommodate the additional traffic without causing problems for existing users of the byway. Consequently, no objections were raised subject to the imposition of four conditions, relating to details of signs, full details of improvements, visibility splays and the parking area, on any planning permission.

Concerns regarding the use of the southern section of Nett Road by vehicles associated with the proposal are acknowledged. It should be noted that it is expressed, in the Traffic Management Plan, which was submitted as part of the application, that the league handbook would direct all match day traffic to and from the facilities via the B3086. Access arrangements to the grounds have been designed to encourage traffic leaving the site to turn left towards the B3086. Signage would also indicate that access to and from the facilities should be via the B3086. Wiltshire Council Highways, in their consultation response, recommended imposing a condition, relating to the submission, and approval in writing, by the Local

Planning Authority, of the details of the signs which would restrict the use of the southern section of Nett Road, on any planning permission. It is recommended that this condition should be imposed on any planning permission.

It is considered that appropriate signage, the design of the access to the grounds and the use of the league handbook to direct match day traffic to and from the facilities via the B3086 would prevent the majority of vehicles associated with the proposal using the southern section of Nett Road.

It is, therefore, considered that this proposal would not result in any detriment to the local highway network. As such the proposal is considered to be in accordance with policy.

9.3 The impact that the proposal would have on the character and appearance of the area concerned:

Policy requires new development to be sympathetic to local setting, maintain a high quality environment, protect, complement and enhance valuable contextual features and characters, reinforce a sense of identity, integrate into its surroundings and enhance the character of the locality.

It is considered that the proposed cricket pavilion, by means of its scale, design and materials, would be sympathetic to the local setting and relate well to the wider character of the area. It is also considered that the proposed cricket pavilion, by reason of its build form, height, mass, scale, elevational design and materials, would respond positively to the surrounding townscape and landscape.

It is also considered that the proposed machinery shed, by reason of its materials, simple utilitarian design and size, would not undermine the character of the surrounding area. It is further considered that the MUGA and two lane practice net, by reason of their design, size, materials and positioning, would not detract from the character of the area. The cricket ground, by reason of its design, size, materials and nature, would not harm the character of the area. The proposed parking area, access track and upgrade to Nett road, by reason of their nature, design, size and materials, would not relate well to the character of the area.

The proposal is therefore considered to be in accordance with policy.

9.4 The impact that the proposal would have on the amenity of the occupiers of the nearest properties:

Policy requires new development to have regard to the compatibility of adjoining buildings and uses, the amenity of existing occupants and the amenity of the occupants of the proposed development.

The proposed structures, by reason of their size, in terms of their height, width and depth, and the separation distance between the structures and the nearest properties, would not result in an unduly harmful increase in any overshadowing or overbearing effect which would be to the detriment of the occupiers of the nearest properties.

It is considered that the proposal, by reason of the separation distance between the proposal and nearby residences, the hours of use of the facilities which would be restricted by the imposition of the condition, recommended above, on any planning permission, directed routes to and from the facilities and its nature, would not materially harm the amenity of the occupants of existing buildings and uses through a harmful increase in noise.

The proposal is therefore considered to be in accordance with policy.

9.5 The development of land outside of any defined housing policy boundary:

Saved policy R1C permits the development of new outdoor recreation facilities on land outside of any defined housing policy boundary subject to considerations relating to a requirement for the proposal to: Not harm an Area of Archaeological Significance, not harm the surrounding landscape, provide an adequate means of access, be served by an adequate local highway network, not be dependent on the construction of large structures and to not harm the amenity of residents or other recreational users. These considerations are discussed above where it is considered that the proposal meets these policy considerations. Therefore, the development of the land, as proposed, outside of any housing policy boundary, is considered to be in accordance with policy.

10. Conclusion

The proposal is considered to be in accordance with the aims and objectives of policy of the adopted Wiltshire Core strategy.

11. Recommendation

Planning permission should be granted subject to the following conditions:

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

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

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

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

3. No development shall commence on site until full details of signs restricting the use of the southern section of Nett Road have been submitted to and approved in writing by the Local Planning Authority. Those signs shall be erected prior to the

development hereby permitted being first brought into use and maintained at all times thereafter.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety

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

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

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

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

Reason: In the interests of Archaeology.

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

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

9. The sports pitches shall only be used for Outdoor Sport.

Reason: To protect the sports pitches from loss or/and damage.

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

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

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

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

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

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

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

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

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

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

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

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

Reason: For the avoidance of doubt.

Informatives:

Archaeology

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

Lighting

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

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Date of Meeting	05 February 2015
Application Number	14/04486/FUL
Site Address	Orchard House, Stratford Road, Stratford Sub Castle, Salisbury, Wiltshire, SP1 3LG
Proposal	Redevelopment of the site. Demolition of existing staff house and alterations and extensions to Orchard House to facilitate a change of use from C2 (Children's Home) to C3 (a single 4 bed dwelling) and the erection of four detached dwelling houses, comprising 2 x 4 bed and 2 x 5 bed with associated parking and landscaping.
Applicant	Mr Andrew Uwins
Town/Parish Council	Salisbury City
Ward	St Francis and Stratford
Grid Ref	413369 132019
Type of application	Full Planning
Case Officer	Andrew Guest

Reason for the application being considered by the Committee

The application is before the Committee at the request of the local division member, Cllr Mrs Mary Douglas, in view of the scale of the proposal, its visual impact, the relationship with adjoining properties, the design, and the environmental / highway impact, and in view of interest from the public.

Purpose of Report

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

1. Report Summary

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

- Visual impact;
- Highway safety;
- Heritage assets, including archaeology;
- Ecology;
- Residential amenity.

The application has received support from Salisbury City Council. Three representations have been received from third parties. All support the proposal subject to comments.

2. Site Description

The 0.82 ha application site lies on the west side of Stratford Road. It is occupied by a former local authority care home (currently vacant) and associated development (including a workshop and staff house), with open land to the rear. The main care home building, Orchard House, is Listed grade II. Independently Listed grade II are

the walls and railings defining the front boundary of the site with Stratford Road. The site remains in the ownership of Wiltshire Council.

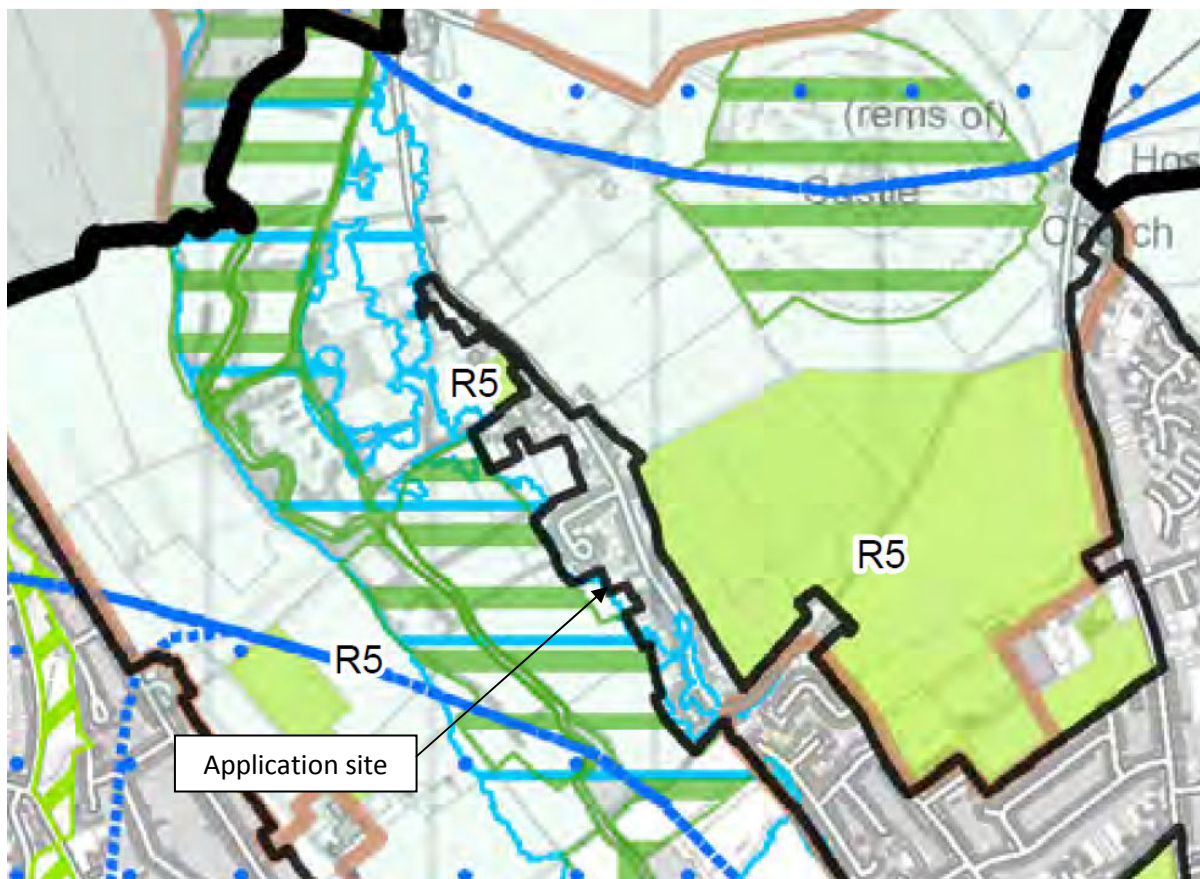
To the north and south sides of the site, and on the opposite side of Stratford Road, is established residential development. To the west of the site is open countryside within the River Bourne corridor. Ground level falls gently across the site from east to west.

In policy terms the site lies partly within the limits of development of the Salisbury Principal Settlement and partly outside, as defined in the Wiltshire Core Strategy. The site is located within the Stratford Sub Castle Conservation Area and is approximately 600m south-west of Old Sarum Castle. The west side of the site lies within Flood Zones 2 or 3, with the River Avon approximately 150m away. The River Avon is a Special Area of Conservation (SAC); the site also adjoins a County Wildlife Site.

3. Planning History

There is no relevant planning history.

The site was used as a children's care home until 2012. It has been vacant since this time.



Extract from Wiltshire Core Strategy

4. The Proposal

The proposal is to demolish the staff house and later additions to Orchard House, and then refurbish / convert / extend Orchard House to a single residential unit and erect four further residential units in the immediate grounds. An older workshop building on the north frontage of the site would be retained / refurbished and incorporated into the grounds of one of the new houses. Likewise, the independently listed front boundary walls and railings would be refurbished and slightly realigned to allow for a more central and improved access from Stratford Road. The housing mix would be 3 x 4 bed units and 2 x 5 bed units. The new houses would be two storey with traditional designs.

The land towards the west end of the site would be retained as meadow; the land to the south of Orchard House would be retained as garden for Orchard House and unit 2.



5. Planning Policy

Wiltshire Core Strategy

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP50 (Biodiversity and Geodiversity)

CP57 (Ensuring high Quality Design and Place Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

Salisbury District Local Plan – ‘saved’ policies

C18 (Wildlife and Natural Features - Watercourses)

NPPF

Paragraphs 17, 56-57, 62, 64, 126, 128-129, 131-134, 136

Paragraph 17 in particular states 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 and encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value and conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generation.*

6. Summary of Consultation Responses

Salisbury City Council: Supports the application subject to conditions.

WC Highway: no objection subject to conditions.

WC Conservation: no objection.

Orchard House is a grade II listed building within the Stratford conservation area. The dwarf wall and railings at the roadside are also listed grade II in their own right: the works of alteration involve a proportion of demolition of a principal listed building. The outbuilding to the north of the house is also protected by virtue of curtilage listing.

The elements of Orchard House for demolition are rather nondescript mid-C20 additions that add nothing of quality or interest to its character and significance. Their loss is therefore un-troubling. Works detailed on the drawings show appropriate repairs to the historic part of the building – especially to joinery. The additions to Orchard House are limited to a single garage and a garden room at its south-western corner.

Proposed alterations to the outbuilding are minimal, an unroofed arbour linking it to unit 5. The location of the new dwellings would cause no net harm to the setting of the listed building nor the conservation area; they would be barely visible from the

street, and in longer distance views across the valley the development would sit comfortably alongside the modern cul-de-sac to the north of the site.

Although there is a detailed heritage statement, there is little on the method for partial demolition and reconstruction of the roadside railings and so a method statement is required for this, showing where and how the railings will be separated, and connected to matching new work; and a detailed record (prior to commencement) produced by a professional archaeologist/building recorder for submission to the HER.

WC Ecology: no objection subject to conditions.

The Extended Phase 1 Ecological Assessment (Ecosa Ltd, April 2014) and phase 2 bat survey (Ecosa, June 2014) provide a comprehensive assessment of biodiversity within the site. In addition it is worth noting that the application site immediately abuts the Stratford Sub-Castle Meadow County Wildlife Site which is notified for its neutral meadow habitat, a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006. The River Avon lies some 150m away and is protected as part of the River Avon SAC. As long as the development is in accordance with the Wiltshire Core Strategy and the HRA which supports that document, there will be no impacts to the SAC.

Three emergence surveys (May and June 2014) demonstrated that none of the buildings on site currently support roosting bats, although the habitat within the grounds contains a variety of trees and shrubs and is therefore of value for foraging and commuting bats as well as breeding birds, both groups of species are likely to be abundant and varied in the general area due to the proximity of the river and the CWS. The report found no other protected species issues that are relevant to this planning application.

The development will lead to the loss of the majority of trees and shrubs on the site but the Landscape Strategy Plan (TGD Landscape Ltd 2913 – 101) submitted with the application demonstrates that on balance the scheme could lead to no net loss of biodiversity.

The Landscape Maintenance Plan seems to be lacking in a few areas. In particular under the Overall Objectives, a bullet point needs to be included to cover the wildflower areas which should not be managed “to maintain and crisp and tidy finish” but to maximise the sites biodiversity potential by adopting a reduced level of maintenance.

There is no explanation of how the wildflower areas will be established. The Strategy Plan refers to the meadow and flood zone being seeded but there is no specification of the seed mix or how this will be sown in the Maintenance Plan – establishing wildflowers in existing swards is difficult to achieve and therefore the Strategy Plan should be realistic about what can be achieved.

Under section 3.10 of the Maintenance Plan, it is suggested “GCN’s” is replaced with “amphibians” so as not to confuse future occupiers / land managers (also the ecological assessment states Great Crested Newts are currently unlikely to be

present). This section also needs to specifically state that all cut arisings will be removed from the meadow and fertilizer will never be applied.

WC Archaeology: no objection, subject to condition.

The archaeological evaluation has demonstrated that the existing buildings have had a significant detrimental effect on any below ground remains which may have been present on the site, with the exception of the area around trench 6 - this has encountered a significant archaeological feature which is likely to date to the Iron Age or Romano-British period. This latter area appears to be in a proposed open space, but its presence as an upstanding earthwork means that it is considered it should be preserved *in situ*. This can be covered by an archaeological condition.

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

Based on this, recommendation is to support with condition as follows

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

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

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

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.

Environment Agency: no objection subject to conditions.

7. Publicity

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

Three representations have been received, all supporting the application subject to the following comments:

- High water table in this area – suggest planting of trees to ‘soak up’ the winter rains and reduce risk of flooding;
- Road frontage of Orchard House lacks a pavement which results in pedestrians crossing road and/or walking in road. Notwithstanding conclusions of Transport Statement, proposal would result in additional traffic movements and so further affect pedestrian safety. Solution is to provide a pavement within the site along its frontage, possibly moving the boundary wall and railings and outbuilding to achieve this;
- Final landscaping plans should be agreed with nearby residents.

8. Planning Considerations

Principle

Although the application site includes land on both sides of the defined limits of development for Salisbury, the actual buildings proposed in the application lie inside the line with the land outside the line proposed as gardens and/or meadows only. Core Policies CP1 and CP2 of the Wiltshire Core Strategy allow development inside the limits of development as a matter of principle.

The land to the north of the application site supports established residential development and domestic curtilages which extend further to the west than the proposed gardens at the application site. In view of this it is not considered that any harm would be caused, or precedent set, by allowing some of the gardens at the application site to slightly encroach outside of the limits of development, particularly as they will remain largely open in any event.

A Flood Risk Assessment (FRA) accompanying the application confirms that the proposed houses would be sited outside of critical flood zones on the higher part of the site. The FRA proposes minimum finished floor levels of approximately 49.900m AOD. The Environment Agency raises no objection in principle subject to finished floor levels slightly higher at no lower than 50.100m AOD. This difference of 20cm can be accommodated without noticeable impact (indeed, only units 3 and 4 would need to be slightly raised above existing ground levels), and so the EA’s requirement is recommended accordingly.

The FRA finds no issues around storm water and foul water discharge.

Design and visual impact

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

The proposal seeks to retain and restore listed buildings on the site, and improve their settings by removing earlier, less sympathetic, additions. This is supported by the WC conservation officer, subject to appropriate recording of the boundary wall where it is proposed to make alterations to it to improve access to the site. The

limited alterations to the actual historic parts of Orchard House are considered to cause 'less than substantial harm' to it having regard to the overall improvements to the site stemming from the proposals. This is considered further below.

The 'new build' elements of the proposal comprise the four houses which would be traditional in terms of their designs and materials, and so complimentary to the listed buildings on the site and surrounding developments. The scale and proportions of the new houses would be similar to, or less than, those of Orchard House, and so would not detract from its significance. The houses to the rear are tightly arranged, but this is necessary to achieve a courtyard appearance, and the actual plot sizes compare well with established surrounding developments in any event. The mix of four and five bedroom houses also fits with the character of the surroundings.

Impact on heritage assets

As already explained, Orchard House is Listed grade II, and its front boundary wall and railings are independently Listed grade II. They also lie within a conservation area. Legislation requires proposals affecting listed buildings or their settings to seek to preserve the special interest of the buildings and their settings. The principal considerations are to ensure that new development protects the significance of listed buildings and their settings, and prevents harm to their significance. Proposals within conservation areas must preserve or enhance the character and appearance of the areas.

The proposal is to change the use of Orchard House to a dwelling. As pointed out in the Heritage Assessment which accompanies the application, this was the original use of the property and so it lends itself to this. The existing later additions to Orchard House which enabled its use as a care home are of little architectural or historic interest, and their removal would improve the appearance and setting of the original building. The much smaller extensions and alterations now proposed to complete the residential re-use are considered appropriate and would not result in loss of historic fabric.

Access to the site would be retained from Stratford Road but moved slightly closer to Orchard House. The outbuilding and section of wall along the front of the site and the northern boundary shared with the adjoining property, Coggansfield, would be retained. A new wall and railings would link this wall to the entrance to ensure that a continuous line to the street frontage is maintained. These improvements to the boundary treatment would improve the frontage, notwithstanding the necessary changes to the wall to ensure safe access.

The new houses have been designed to complement the scale and character of Orchard House. It follows that they would not detract from its setting, and would preserve the character and appearance of the wider conservation area.

Overall it is considered that the 'tests' relating to listed buildings and conservation areas are met, and that the proposals would cause no harm to their significance.

Regarding archaeology, at the request of the WC Archaeologist the site has been subjected to field evaluation. The outcome of this is recorded as follows:

The evaluation has revealed a small number of cut archaeological features, two of which are likely to be of archaeological origin. Dating of these is based on the recovery of two tiny sherds of possible Iron Age pottery. These two features, a gully cut into a ditch, were located in a position coincident with a rectangular enclosure indicated by geophysical survey though it could not be determined if these two components are related.

The WC Archaeologist is satisfied that the field evaluation has been comprehensive, and recommends a condition to ensure preservation of archaeology revealed.

Residential amenity

The existing 'gap' between Orchard House and the adjoining property to the south, Fieldway, would be retained and used as gardens for units 1 and 2. The gap is sufficient to ensure no adverse impacts on Fieldway, including where domestic outbuildings are indicated to be erected.

Unit 5 would be sited side-on with the neighbouring property to the north, Coggansfield, but slightly behind its rear building line. This relationship is similar to the existing relationship with the staff house and so is not considered to be inappropriate. The separation between the two dwellings is sufficient to ensure no adverse impacts in any event. The existing workshop building on the frontage of the site would be retained and incorporated as an incidental domestic building within the curtilage of unit 5. It follows that the outlook at the front of Coggansfield would not change. There are no first floor windows in the north-facing side elevation of unit 5.

Plot 4 adjoins the rear gardens of nos. 10 and 11 St. Lawrence Close. The circumstances of the site are such that part of the rear elevation of unit 4 faces towards the side boundary of no. 11. To ensure no adverse impact on the privacy of no. 11 unit 4 has been designed with no first floor habitable room windows in the first floor rear elevation adjacent to this side boundary. One landing window and a stair window is indicated, and it recommended that these are obscurely glazed and fixed shut in the event of planning permission being given to ensure no overlooking. There are no first floor windows in the north-facing side elevation of unit 4.

Overall it is considered that the proposed houses have been sensitively designed and laid-out to ensure no adverse impacts on residential amenity.

Highway safety

The application is accompanied by a Transport Statement. This concludes that the proposed development is likely to generate no more than 3 peak hour traffic movements on to the local road network which is similar to the traffic generated by the site's last use as a care home. Although a third party has stated that the previous traffic generation was less than this, 3 additional movements remains very low in any event, and so it is not considered that the proposal would have a detrimental impact on the local highway network. This is agreed by WC Highways.

Improvements to the alignment of the access into the site would improve highway safety. Some minor changes to the existing boundary walls would be necessary to

achieve this, but they are considered insubstantial in the context of the improvements resulting from the development overall.

Car parking provision would be in accordance with adopted standards.

A third party has requested that a pavement should be provided across the frontage of the site to avoid pedestrians having to walk in the road or cross to the other side. Although a potentially desirable 'gain', it is considered unreasonable for this small development to deliver what would be a relatively significant piece of infrastructure. Furthermore, it is considered that failure to provide a pavement as part of the development would not amount to a reason for refusing planning permission in any event as no highway safety objection has been raised by WC Highways.

Ecology

The application is accompanied by an Ecological Assessment. It concludes that there are few signs of bats at the site. It further concludes that there is negligible potential for the site to support any other protected species including badger, dormouse, reptiles, great crested newts or rare or notable species of terrestrial invertebrate.

The conclusions are broadly accepted by the WC Ecologist, and so she raises no objections subject to conditions.

Planning obligations

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

As the overall floor area of the proposed development exceeds 1,000 sq m the requirement for an off-site recreation (R2) contribution remains, and the applicant is agreeable to providing this. As the site is currently in Wiltshire Council's ownership a S106 agreement is not possible. Instead a negative condition is recommended requiring a scheme for the delivery of R2 to be submitted and agreed prior to commencement of development.

Recommendation

That planning permission be approved subject to conditions

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

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

- 2 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs (for both the new houses and the alterations/extensions to Orchard House) have been submitted to and

approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

- 3 No development shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies for each of the new houses have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

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

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

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

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

* A written programme of archaeological investigation or a written proposal for the preservation in situ of the area of archaeological significance, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

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

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

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

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

District Local Plan.

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

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

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

- 9 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

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

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

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

REASON: In the interests of highway safety.

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

REASON: In the interests of highway safety.

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

REASON: In the interests of residential amenity and privacy.

- 14 Before works commence the applicant shall submit to the Local Planning Authority for approval in writing details of the design and locations of at least 2 bat tubes which will be integrated into the construction of one or more of the dwellings. The development shall be completed in accordance with the approved measures.

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

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

REASON: To protect ecological interests.

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

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

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

REASON: In the interests of sustainable development and climate change adaptation.

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

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

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

no. 002 PL00 dated 03/14 (received by lpa 23/04/14)

no. 001 PL00 dated 03/14 (received by lpa 23/04/14)

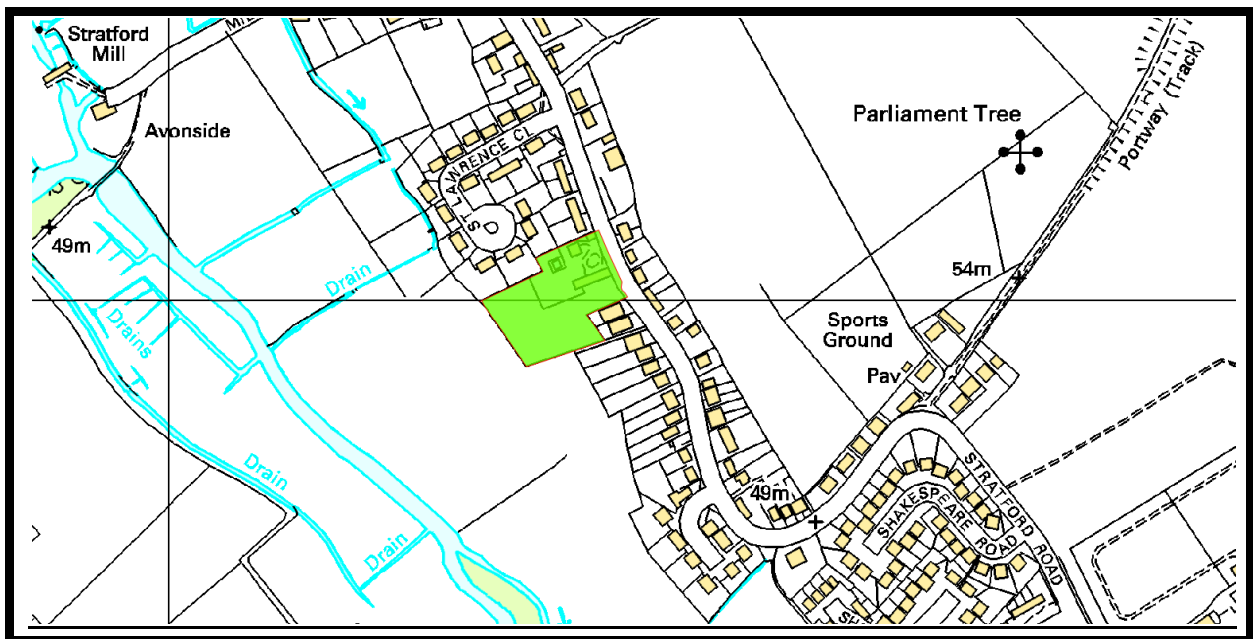
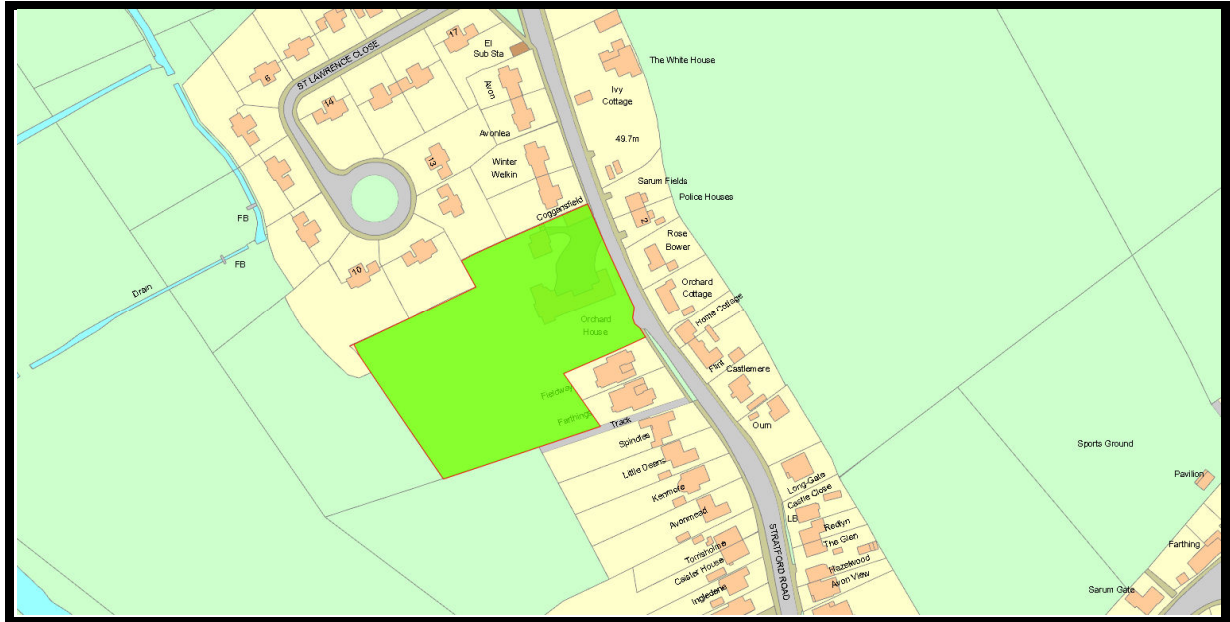
no. 022 PR05 dated 29/07/14 (received by lpa 15/08/14)

no. 023 PR02 dated 24/07/14 (received by lpa 15/08/14)
no. 024 PR01 dated 24/07/14 (received by lpa 15/08/14)
no. 025 PR01 dated 24/07/14 (received by lpa 15/08/14)
no. 026 PR02 dated 24/07/14 (received by lpa 15/08/14)
no. 027 PR01 dated 24/07/14 (received by lpa 15/08/14)
no. 028 PR01 dated 24/07/14 (received by lpa 15/08/14)
no. 030 PR01 dated 24/07/14 (received by lpa 15/08/14)
no. 031 PR01 dated 24/07/14 (received by lpa 15/08/14)
no. 032 PR01 dated 24/07/14 (received by lpa 15/08/14)
no. 033 PR01 dated 24/07/14 (received by lpa 15/08/14)
no. 034 PR01 dated 24/07/14 (received by lpa 15/08/14)
no. 035 PR01 dated 24/07/14 (received by lpa 15/08/14)
no. 036 PR02 dated 24/07/14 (received by lpa 15/08/14)
no. 037 PR02 dated 24/07/14 (received by lpa 15/08/14)
no. 038 PR02 dated 24/07/14 (received by lpa 15/08/14)
no. 039 PR03 dated 24/07/14 (received by lpa 15/08/14)
no. 4586.001 (access) dated 04/14 (received by lpa (23/04/14)
no. 2913 101 (landscaping) dated 04/14 (received by lpa 23/04/14)

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

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

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



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Date of Meeting	05 February 2015
Application Number	14/04488/LBC
Site Address	Orchard House, Stratford Road, Stratford Sub Castle, Salisbury, Wiltshire, SP1 3LG
Proposal	Listed building consent for alterations and extension to Orchard House to facilitate change of use to single dwelling house. Works include the demolition of modern extensions, internal and external alterations, a single storey side and rear extension and alterations to the listed railing and front boundary wall
Applicant	Mr Andrew Uwins
Town/Parish Council	Salisbury City
Ward	St Francis and Stratford
Grid Ref	413369 132019
Type of application	Listed Building Consent
Case Officer	Andrew Guest

Reason for the application being considered by the Committee

This is the listed building consent application which accompanies planning application no. 14/04486/FUL. The application is before the Committee in view of the connection with the planning application.

Purpose of Report

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

1. Report Summary

The issue to be considered in this case is the impact of the proposal on the listed buildings.

2. Site Description

The 0.82 ha application site lies on the west side of Stratford Road. It is occupied by a former care home (currently vacant) and associated development (including a workshop and staff house), with open land to the rear. The main care home is Listed grade II, and the workshop building is listed by association. Independently Listed grade II are the walls and railings defining the front boundary with Stratford Road.

3. Relevant planning history

There is no relevant planning history.

4. The Proposal

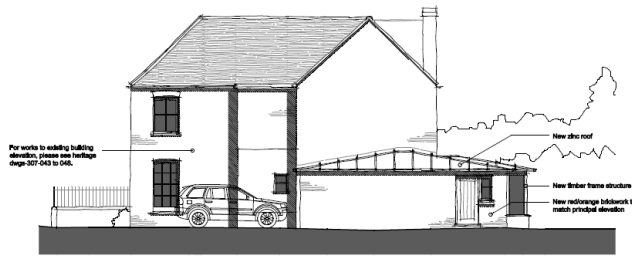
The proposal is to demolish later additions to Orchard House and erect a new smaller extension, and restore the building, to facilitate re-use as a single dwellinghouse. It is also proposed to convert the workshop to ancillary residential accommodation serving a new house (unit 5) to be erected alongside.

The proposal is to also demolish a section of the front boundary wall and make good, to allow a realigned access to the site to be formed; and to extend another section of front boundary wall across the existing access.

The proposals are part of a bigger scheme to re-develop the entire site for residential purposes (planning application 14/04486/FUL). The application is accompanied by a detailed Heritage Statement.



01 PROPOSED EAST ELEVATION
E100



02 PROPOSED WEST ELEVATION
E100



01 PROPOSED NORTH ELEVATION
E100



02 PROPOSED SOUTH ELEVATION
E100

5. Planning Policy

Wiltshire Core Strategy

CP58 (Ensuring the Conservation of the Historic Environment)

NPPF

Paragraphs 17, 126, 128-129, 131-134, 136

Paragraph 17 in particular states that planning should *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*

6. Summary of Consultation Responses

Salisbury City Council: Supports the application subject to conditions.

WC Conservation: no objection.

Orchard House is a grade II listed building within the Stratford Conservation Area. The dwarf wall and railings at the roadside are also listed grade II in their own right: the works of alteration involve a proportion of demolition of a principal listed building. The outbuilding to the north of the house is also protected by virtue of curtilage listing.

The elements of Orchard House for demolition are rather nondescript mid-C20 additions that add nothing of quality or interest to its character and significance. Their loss is therefore un-troubling. Works detailed on the drawings show appropriate repairs to the historic part of the building – especially to joinery. The additions to Orchard House are limited to a single garage and a garden room at its south-western corner.

Proposed alterations to the outbuilding are minimal, an unroofed arbour linking it to unit 5. The location of the new dwellings would cause no net harm to the setting of the listed building nor the conservation area; they would be barely visible from the street, and in longer distance views across the valley the development would sit comfortably alongside the modern cul-de-sac to the north of the site.

Although there is a detailed heritage statement, there is little on the method for partial demolition and reconstruction of the roadside railings and so a method statement is required for this, showing where and how the railings will be separated, and connected to matching new work; and a detailed record (prior to commencement) produced by a professional archaeologist/building recorder for submission to the HER.

7. Publicity

The application was advertised by site/press notices.

8. Planning Considerations

Policy background

The Planning (Listed Buildings and Conservations Areas) Act 1990 states that *in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

The NPPF states that *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.*

Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

The NPPF provides a test for assessing harm in relation to designated heritage assets: *Where the application will lead to substantial harm or total loss of significance, local planning authorities should refuse consent; where development will lead to less than substantial harm... the public benefits should be weighed against the loss.*

The PPG provides guidance in respect of the meaning of 'public benefits'. It states -

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework..... Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

The proposal

The proposal in this case involves the demolition of sections of Orchard House at its rear, the erection of a small extension, and the conversion of the resulting building to

a dwelling. As part of the conversion the building would be refurbished. It is also proposed to convert the workshop building and alter the front boundary wall.

Beginning with Orchard House itself, the parts of the building proposed to be demolished are later additions which do not have any historic or architectural significance. As the Heritage Statement accompanying application points out, the demolition of the extensions would mean that the remaining listed building would comprise its original 18th and 19th century footprint and form prior to the later extensions, which is a positive outcome. The proposed new extension to the house is modest in scale and respectful of the original buildings character and form.

The refurbishment of the retained parts of Orchard House is necessary in view of its many years in institutional use. The Heritage Statement states that the proposal to use Orchard House as a single dwelling offers the opportunity to reinstate much of the original historic and architectural character of the building, and that the most appropriate use for any historic building is that for which it was originally built in any event. These conclusions are agreed, and it is considered that the proposal would secure the optimum viable use of the asset in support of its long term conservation, in accordance with the NPPF and PPG.

Regarding the workshop building in the grounds, it would be refurbished and incorporated as ancillary accommodation into one of the other new houses proposed to be erected on the site. As with Orchard House, this refurbishment and re-use would secure its future.

Regarding the front boundary wall, this would be partially demolished to enable an improved access to the entire development to be provided. As only a short section of the wall would be demolished, and as the remainder would be extended and/or restored, the loss is considered to amount to 'less than substantial harm'. In any event the wider benefit of bringing Orchard House and the workshop into optimum use outweighs this harm.



01 ARTIST IMPRESSION LOOKING WEST
NTS

Regarding the setting of the listed buildings, this would be changed by virtue of the creation of a small estate of houses within the grounds of Orchard House. However, by reason of the re-introduction of the residential uses to the site, the high quality of the designs, and the removal of the existing buildings (including a staff house) which have little architectural merit, it is considered the setting will, in fact, be enhanced.

Recommendation

That Listed Building Consent be granted, subject to conditions

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

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

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

- 3 No works shall commence on site until a full schedule and specification of all repair works to Orchard House, the workshop and the front boundary walls has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

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

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

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

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

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

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

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

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

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

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

no. 022 PR05 dated 29/07/14 (received by lpa 15/08/14)

no. 023 PR02 dated 24/07/14 (received by lpa 15/08/14)

no. 027 PR01 dated 24/07/14 (received by lpa 15/08/14)

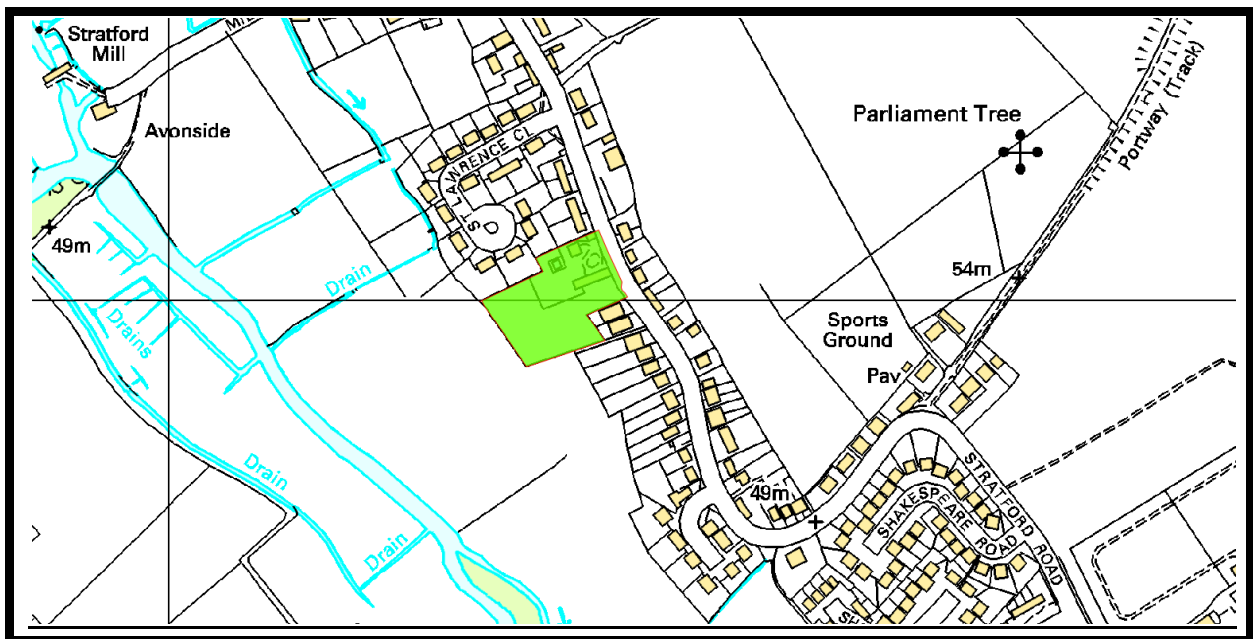
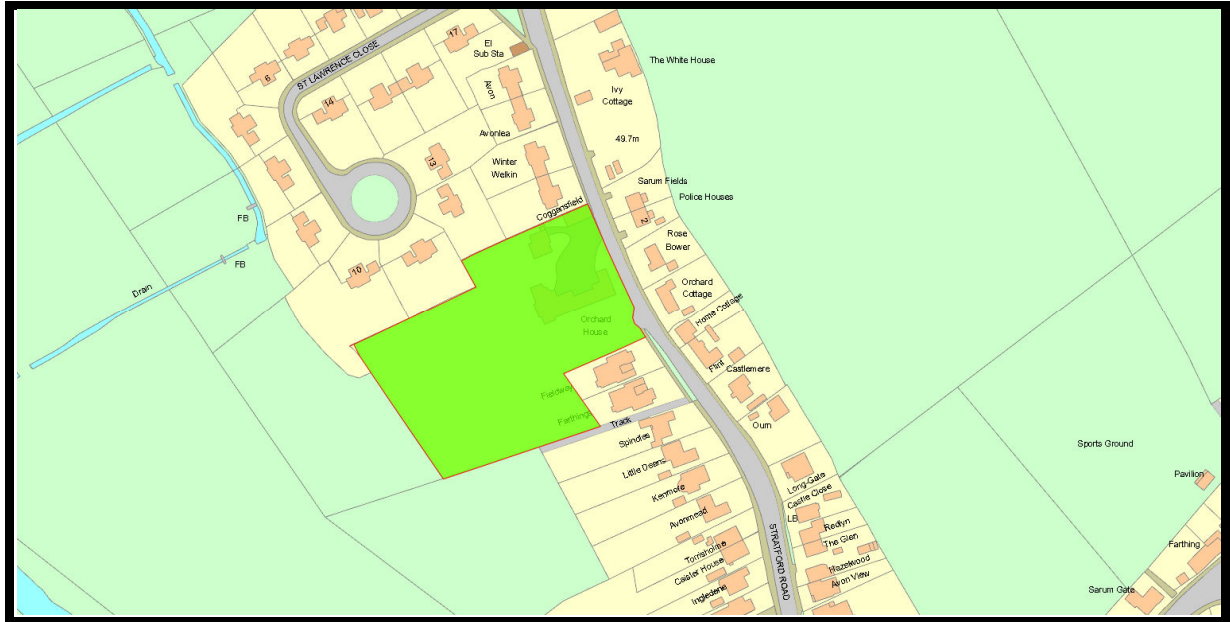
no. 010 PL01 dated 22/04/14 (received by lpa 23/04/14)

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

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

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Date of Meeting	05 February 2015
Application Number	14/09325/ADV
Site Address	Beehive Roundabout, Old Sarum, Salisbury, Wiltshire
Proposal	4 free standing non illuminated sponsorship signs
Applicant	Wiltshire Council
Town/Parish Council	Laverstock
Ward	Laverstock, Ford and Old Sarum
Grid Ref	414323 133212
Type of application	Advertisement Consent
Case Officer	James Taylor

Reason for the application being considered by Committee

This is a Wiltshire Council application and objections have been received; as such under the terms of the constitution the application must be referred to committee.

1. Purpose of Report

The purpose of this report is to set out the nature of the proposals, the relevant material considerations, the consultation responses and then in light of this provide a balanced assessment and recommendation to members and to consider the recommendation of the Area Development Manager (South) to **APPROVE the application, subject to conditions.**

2. Report Summary

This report sets out that this is an application for the erection of 4 non-illuminated advertisements on the Beehive roundabout to the north of Old Sarum, Salisbury; that the material considerations are public amenity and public safety only; that the site is located within an area of special landscape value; that the Parish Council objects and that 1 public letter of objection have been received; and that your officers are recommending the application for consent.

3. Site Description

The application site is a 4 junction roundabout to the north of Old Sarum, Salisbury. It is the junction of the A345, the C-classified Portway, and the entrance to the Park & Ride Terminal. The roundabout is landscaped with grass and a central area planted to trees. It is characterised in part by highway signage including illuminated chevron signs at each junction.

The immediate surroundings are landscaped highway verges laid to grass with highway signage and furniture. To the west it is relatively open and agricultural in character.

To the north east is a park and ride terminal facility with associated signage and paraphernalia. The site is located in a Special Landscape Area, designated as such

because it is an important landscape of county-wide significance. The site is within an area of special advertisement control.

4. Planning History

None

5. The Proposal

This is a proposal for 4 sponsorship signs on a roundabout north of Old Sarum, Salisbury. The signs would be sited adjacent to the highway chevron signs and be approximately 0.3 square metres in area; being 300mm in height and 1 metre in length. They would be 375mm above the ground so having an overall height of circa 675mm. The signs would be non-illuminated. The final details of the signs wording and colour is unknown.

This application is one of a number of such applications made by Wiltshire across the County in order to generate income for the Council. Wiltshire Council has come to an agreement with a firm whereby they will conduct the whole sales process and the income generated will be split of a 50/50 basis between them and Wiltshire Council. The money is not intended to necessarily improve the maintenance of each roundabout, but if there are any additional costs incurred in keeping the roundabout to the same level of maintenance- for instance an increase in costs due to the signs causing an obstruction to the Balfour Beatty technicians, this will be absorbed from the income generated.

6. Local Planning Policy

It is anticipated that the Wiltshire Core Strategy (WCS) will be made available for and adopted at the earliest convenient date in 2015. At that time the WCS will be afforded '*Full Weight*' in planning terms. In the light of its imminent adoption, it is Wiltshire Council's policy that for the purposes of delegated and committee reports "*very significant weight*" must be accorded to the Emerging Core Strategy.

Emerging Wiltshire Core Strategy Policy CP57 (eWCS)

Salisbury District Plan (2011) (local plan)

National Planning Policy Framework 2012 (NPPF)

National Planning Practice Guidance (PPG)

7. Summary of consultation responses

Lavistock & Ford Parish Council: Objection

- Distraction to drivers;
- Inappropriate promotion of just one energy provider; and
- Cumulative impact on city with other roundabouts proposed to have signage as well.

WC Highways: No objection.

8. Publicity

The application was advertised by way of a site notice. The public consultation raised 1 letter of objection:

- Adverse impact on street scene and unnecessary.

9. Planning Considerations

Principle of development.

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

The local plan policy G11 on advertisements is no longer extant.

The emerging Wiltshire Core Strategy Policy CP57 states:

"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.....the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials".

The relevant national policy position on adverts is set out at paragraph 67 of the NPPF which states:

"Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

Paragraph 115 goes on to state 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 principle the erection of signage is acceptable and it is the detailed matters of amenity and public safety that require further consideration.

Public amenity

The application site is within a landscape of County-wide significance. It is accepted that this is a consideration that needs to be given some weight. However due to the scale, siting and non-illuminated nature of the proposals within a relatively enclosed and evidently engineered environment then no harm would occur to the landscape.

The site is located a relatively large distance from the designated Grade II listed 'Bee Hive' and the Conservation Area, which lie to the south west given the scale and nature of development. Given the scale, siting and non-illuminated nature of the signs then it is assessed that no harm would occur to these designated heritage assets.

The site is within a designated Area of Special Advertisement Control; which is a long standing designation that has not be reviewed and covers virtually all rural and semi-rural locations in Wiltshire. Only very limited weight can be attached to this consideration and it is not of significant concern.

It is noted that there is no other permanent signage in the immediate locality other than the necessary highway signs and furniture. There would be no cumulative impact with other signage on the area's amenity.

The proposed signs would not cause significant harm to the amenity of the area including the cultural and heritage interests of the landscape and heritage assets.

Public safety

The application site is located on a road junction that includes A- and C-classified roads. The signs are considered to be relatively discrete and modest in size so as to avoid causing any significant distraction to drivers or pedestrians that are behaving in a reasonable fashion. There would be no illumination.

There is no other permanent signage in the immediate locality other than the necessary highway signs and furniture. There would be no cumulative impact with other signage on public safety.

Moreover it is noted that the highway officer raises no objection to the proposals; and given this the proposed signs would not cause significant harm to the public safety including the highways.

10. Conclusion (The Planning Balance)

Whilst the public objection and the Parish Council objections are noted; it is assessed that the proposals would cause no harm to the relevant considerations of amenity and public safety. As such the application must be recommended for consent.

Recommendation

That Advertisement Consent is granted subject to the following conditions

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

Location plan received on 3 December 2014 and
Sign Spec received on 26 September 2014.

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

- 2 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

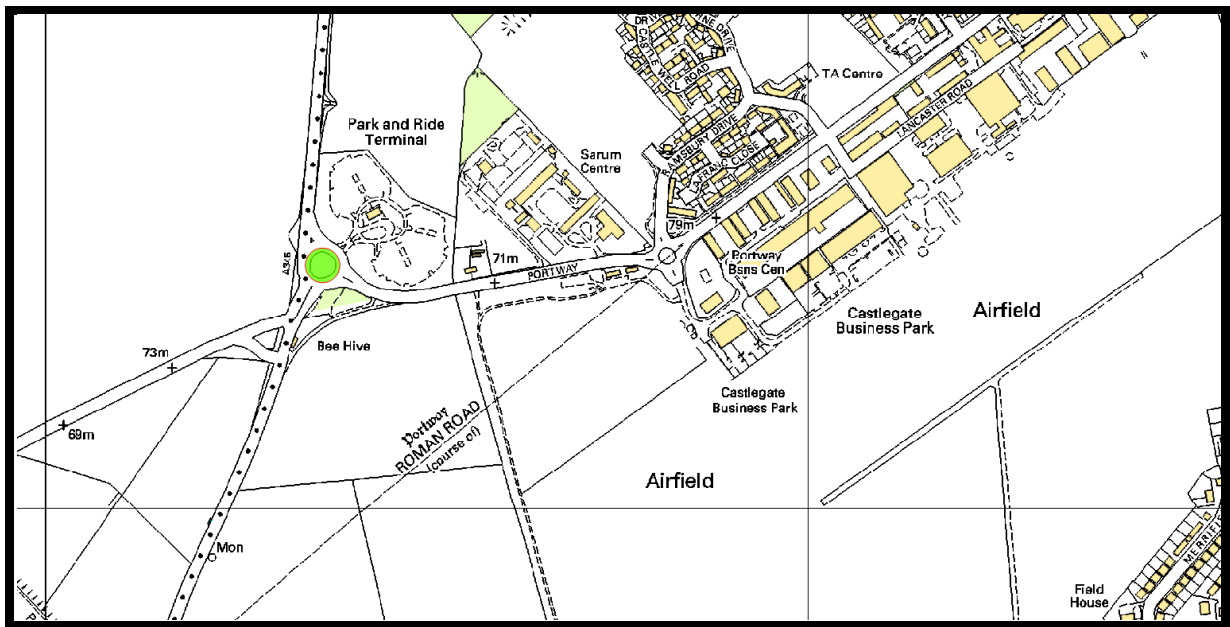
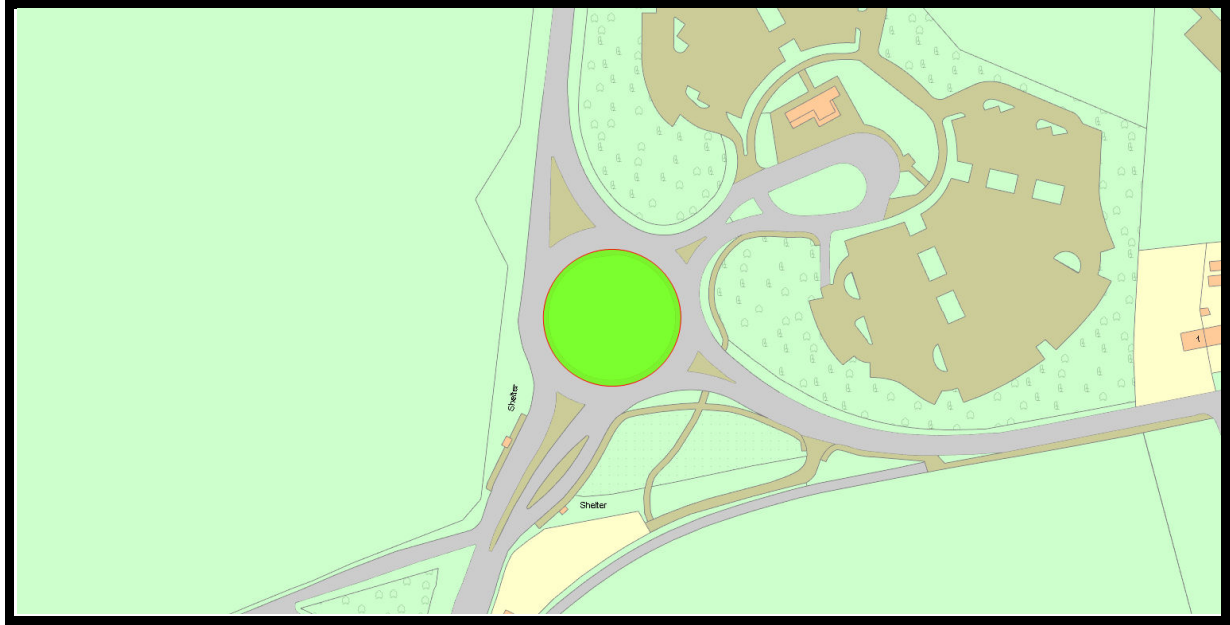
Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

REASON: To comply with Regulation 14 (7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 This consent shall expire at the end of the period of 5 years from the date of this Notice.

REASON: To comply with Regulations 14 (7) and (8) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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



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