

AGENDA

Meeting: Southern Area Planning Committee
Place: Sarum Academy, Westwood Rd, Salisbury SP2 9HS
Date: Thursday 19 March 2015
Time: 6.00 pm

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

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

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Membership:

Cllr Fred Westmoreland (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 5 - 20*)

To approve and sign as a correct record the minutes of the meeting held on 26 February 2015.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register in person no later than 5.50pm on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda (acting on behalf of the Corporate

Director) no later than 5pm on **12 March 2015**. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals** (*Pages 21 - 22*)

To receive details of completed and pending appeals.

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **14/11591/FUL - 22 Cholderton, Salisbury, SP4 0DL - Single storey rear extension**

A site visit is to be arranged for this item.

7b **14/11599/LBC - 22 Cholderton, Salisbury, SP4 0DL - Single storey rear extension**

A site visit is to be arranged for this item.

7c **14/12193/FUL - 4A and 4B The Crescent, Hillview Road, Salisbury - Extension to east elevation to create 2 x 2 bed flats**

A site visit is to be arranged for this item.

7d **14/12107/FUL - Stonehenge Visitor Centre , Amesbury, Wiltshire SP4 7DE - Resurfacing of an area of overflow car park** (*Pages 47 - 60*)

8 **Urgent Items**

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

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SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 26 FEBRUARY 2015 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Christopher Devine (Vice Chairman), Cllr Richard Britton, Cllr Richard Clewer, Cllr Jose Green, Cllr Mike Hewitt, Cllr Ian McLennan, Cllr Ian Tomes, Cllr Ian West, Cllr Peter Edge (Substitute) and Cllr John Smale (Substitute)

Also Present:

Cllr Tony Deane, Cllr Dr Helena McKeown and Cllr Bridget Wayman

20 Apologies for Absence

Apologies were received from Cllr Fred Westmoreland (Chairman) who was substituted by Cllr John Smale. Cllr Christopher Devine (Vice-Chairman) was in the Chair for the duration of the meeting.

Apologies were received from Cllr Brian Dalton was substituted by Cllr Peter Edge.

21 Minutes

Resolved:

To approve and sign the minutes of the last meeting held on 5 February 2015 as a correct record with an amendment to minute no. 18a. Cllr West spoke as the Local Member and did not support the application. A copy of Cllr West's speech is attached to these minutes.

22 Declarations of Interest

There were no declarations.

23 Chairman's Announcements

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

24 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

25 **Planning Appeals**

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

26 **Planning Applications**

26a **14/10548/FUL - Land to the west of Bake Farm Buildings, Salisbury Road, Coombe Bissett, Salisbury, SP5 4JT - The erection of solar photovoltaic panels and associated works and infrastructure, including switchgear, inverter stations, access tracks, security fencing, security cameras, grid connection, together with temporary construction access, compound and unloading area and continued agricultural use**

Public Participation

Jennifer Epworth spoke in objection to the application.
Melinda Simmonds spoke in objection to the application.
Linda Buckley spoke in objection to the application.

Chris Jowett spoke in support to the application.
Richard Jowett spoke in support to the application.
Angus MacDonald spoke in support to the application.

Chris Chelu (Coombe Bissett and Homington Parish Councillor) spoke in objection to the application.

The Planning Officer presented his report to the Committee which recommended that permission be granted subject to conditions. In particular the Planning Officer stated the following:

“The Committee will recall that in October last year it refused an application for a solar farm at this site. The reason for refusal related to the adverse impact of the solar farm on views to and from the nearby AONB.

That earlier application was for a solar farm across four fields totalling some 30 ha in area. The current proposal is for a smaller solar farm covering approximately 10 ha across just over two fields. The reduced area means that the proposed solar farm has lesser overall dimensions than before, avoids panels on the slightly steeper slopes facing the AONB, and is sited slightly further away from the AONB. As a consequence it is not considered that the proposal now has a detrimental impact on the AONB.

The fields in question are currently used for agricultural purposes or are fallow. This time the application is accompanied by an Agricultural Land Quality Assessment which reveals the soils at the site are Grade 3a. Grades 1, 2 and 3a are at the higher end of the quality range, being 'excellent', 'very good' and 'good' respectively, and together they are considered to be 'the best and most versatile'. Below these are grades 3b which is 'moderate', 4 which is 'poor' and 5 which is 'very poor'.

The relevant extracts from the NPPF and NPPG regarding use of the best and most versatile land were read out to members The NPPF states that

"Local planning authorities should take into account the economic and other benefits of the best and most versatile land

.... and

When significant development..... is demonstrated to be necessary, local planning authorities should seek to use poorer quality in preference to that of higher quality"

It was explained that in relation to solar farms the PPG specifically requires consideration to be given to whether the proposed use of agricultural land has been shown to be necessary or whether poorer quality land has been considered in preference; and whether the proposal allows for continued agricultural use and/or encourages biodiversity improvements around arrays.

To address these 'tests' members were told that the application provides evidence demonstrating that approximately 86% of all land within the solar farm search area of some 1,963 ha is either grade 2 or grade 3. Grade 4 land covers about 6% of the search area, but none is suitable for a solar farm because of constraints such as the AONB, SSSI's and flood zones. There is no grade 1 land in the search area, and there is no suitable grade 5 land.

Of the grade 3 land, It was explained that the application identified about 321 ha in the search area as being potentially suitable for a solar farm having regard to all other constraints. The application concludes that although some of this land may potentially be Grade 3B it is neither feasible nor practical to sample it all.

It was confirmed that the practicalities of sampling is a material consideration, and this, when considered with other considerations— namely, the limited visual impact of the proposed development, the biodiversity improvement, and the continued agricultural use of the site in any event – the officer's view was that the applicant had demonstrated that this site was appropriate for development.

The objectives of the proposed Farm Strategy Programme (appended to the report) were referred to, this investment was considered by officers to further 'tip the balance' in favour of the proposal.

Overall, in view of the increased livestock grazing under the solar arrays, the temporary nature of the solar farm, the offer of the Farm Strategy Plan, and the acceptability of the proposal in all other respects, it was considered by officers that development of grade 3a farmland in this instance had been demonstrated to be acceptable.

Members of the Committee then had the opportunity to ask technical questions of the officer. The use of agricultural land for solar farms and the relevant guidance was discussed. The quality of soil in the vicinity of this site was raised.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Julian Johnson, spoke in opposition to the application. Cllr Johnson pointed to the strong opposition of local people against the development and raised concerns about the potential impact on the land. Cllr Johnson declared that he did know the applicant but took an objective view of the application.

Members discussed the long-term impact that this development would have on the land. The need for renewable energy was discussed. Members raised the reduction of scale from the previous application that came to a prior Committee. The planting of hedges to reduce the visual impact of the development was raised by Members. The ability to revert the land back to its previous use was also stated. Members debated in regards to land grading and the suitability of the installation of a solar farm. The potential impact of the development on the AONB was raised. The applicant's work on addressing the Committee's previous refusal reasons was discussed.

The potential benefit of resting the land was stated, as well as the benefit of not using chemicals that could have been used for agricultural purposes. Concern was raised at the potential for setting a precedent should this be approved. Members raised concern that no guidance was available in relation to the quantity of panels required in the area and wider Wiltshire. Members debated the suitability of the land. The role of government subsidies was also discussed.

Cllr Ian West, Cllr Richard Clewer and Cllr Richard Britton all wished their vote against approval to be recorded.

Resolved:

To delegate authority to the Area Development Manager (South) to grant planning permission on expiry of the current outstanding public consultation exercise, this subject to no further representations being received raising new issues which he considers would require further consideration by the planning committee and subject to the following conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A plan showing the position of all features which will be protected during the construction phase

Details of measures to avoid spills of oils and other chemicals

Details of measures to store and remove construction waste

Details of measures to protect trees and hedgerows during construction

Procedures to avoid harm and disturbance to nesting birds

Procedures to avoid harm and disturbance to badgers

Procedures to avoid harm to reptiles where risks are considered to be moderate / high

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

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

A plan showing areas for the parking of vehicles of site operatives and visitors a plan showing areas for loading and unloading of plant and materials a plan showing areas for storage of plant and materials used in constructing the development details of wheel washing facilities

details of measures to control the emission of dust and dirt during construction a scheme for recycling/disposing of waste resulting from demolition and construction works details of the programme for construction and removal of the temporary compounds required during construction details of the method of pile driving where this is to take place within 200m of any dwellinghouse.

The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved Statement unless first further agreed in writing with the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

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

Details of the current baseline condition of every 100m length of hedge in terms of its height, width and position of gaps
Objectives of grassland, hedgerow and tree management
Details of proposed hedgerow and tree planting and grassland seeding
Details of the regime of grassland, hedgerow and tree management to meet the Objectives

Details of design and locations of 10 bat boxes and 10 bird boxes
Safeguards that will be taken to avoid soil erosion and compaction
The Plan shall be implemented as approved.

REASON: To safeguard wildlife interests.

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

REASON: To safeguard wildlife interests.

10 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first connection of any solar array to the national grid or the completion of the development, whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or

become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

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

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

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

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

REASON: To ensure that flood risk is not increased.

13 No later than 6 months after the date any part of the solar farm hereby approved first becomes operational the applicant or operator and the landowner shall implement the 'Proposed Measures' set out in the Farm Strategy Programme accompanying the planning application. A written record of the Programme's implementation shall be kept by the applicant or operator and landowner, and shall be made available to the local planning authority at any reasonable time at its request.

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

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

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

26b 14/09367/FUL - Sarum House & Wandle House, Cow Drove, Chilmark, Salisbury, SP3 5AJ - Demolition of 2 no. detached dwellings, and the erection of 6 no. dwellings; with associated parking, turning, landscaping, improvements to existing access, and a footpath link

Public Participation

James Cain spoke in objection to the application.
Roland Castlemaine spoke in objection to the application.
Alistair White spoke in objection to the application.

Andrew Bracey spoke in support to the application.
Mike Fowler spoke in support to the application.
Richard Humphries QC spoke in support to the application.

Cllr Patrick Boyles (Parish Council) spoke in objection to the application.

Cllr Bridget Wayman, spoke in objection to the application. Cllr Wayman declared that she was a member of the the Cranborne Chase and West Wiltshire Downs AONB Partnership Panel. Cllr Wayman raised the core strategy and stated that the site was in the open countryside. The need to respect the existing character and form of the village was also stated. Cllr Wayman raised concern that this development would be defined as infilling. The visual impact of the design on the surrounding listed building was raised. The potential for changing the characteristics of the loose-knit area was stated. Concern was raised by Cllr Wayman into the materials (and quantities of these materials) to be used in the construction of the proposed dwellings. It was stated that flood prevention guidance was at an early stage and the development was therefore premature.

The Planning Officer presented their report to the Committee which recommended that permission be granted subject to the completion of a section 106 obligation requiring payment of a financial contribution towards off-site recreation / open space provision and conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. The demolition of two existing dwellings was raised. The number of trees and hedges to be retained were discussed, as well as their ecological significance.

The Local Member was not present.

An item of late correspondence was circulated at the meeting. Members discussed the benefit to the village of the development. The definition of 'infill' was discussed and how it related to this application.

Concern was raised in relation to the design of the proposal and also the removal of existing screening. Members raised Highways concerns. The core strategy was discussed and the need for growth in the area was raised. Members raised concern in regards to the quantity of dwellings proposed for an area of this size. The sustainability of the location was raised and local need was considered. The potential for a change to the character of the village was debated. Members raised concern in relation to the demolition of two houses that were in the character of the village.

Members debated the need for growth in Chilmark and how this could be achieved sustainably. The need for specific amenities in the village was discussed. The achievement of affordable housing in the area was raised. Members discussed the instalment of a pavement and refuse collection at the development. Members stated that this was not an infill development and was instead an overdevelopment of the site. Concerns in regards to Highways and the impact on streetscene were also debated.

Resolved:

To refused planning permission for the following reasons:

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

Core Policy 27 of the Wiltshire Core Strategy sets out the 'Spatial Strategy' for the Tisbury Community Area which confirms that development in the Tisbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1 and growth in the Tisbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

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

- 1. Respects the existing character and form of the settlement**
- 2. Does not elongate the village or impose development in sensitive landscape areas, and**
- 3. Does not consolidate an existing sporadic loose knit areas of development related to the settlement.**

Infill is defined in the Core Strategy as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling.

In this case the proposal is to demolish two existing houses and erect in their place a development of six new houses. In terms of Core Policy 2 it is considered that development at this scale and in this form does not satisfy the definition of infill, and consequently the proposal is unacceptable in terms of both the Core Strategy's Settlement and Delivery Strategies. Specifically, and in the first place, re-development of this site at the scale and in the form envisaged - namely, demolition of two existing dwellings and erection of six new dwellings - does not amount to the filling of a small gap for generally only one dwelling; and secondly, by reason of its scale, form, layout and design, which are all at odds with established development in the immediate locality, it is not considered that the proposal respects the existing character and form of the settlement, and would consolidate an existing sporadic loose knit area of development to the detriment of its character and appearance.

It follows that the proposal is contrary to Core Policies 1, 2 and 27 in that it would deliver development which does not accord with the Settlement and Delivery Strategies of the Core Strategy. The Strategies are designed to ensure new development fulfils the fundamental principles of sustainability and so it follows that where new development such as this would not accord with the Strategies, it is unsustainable in this defining and overarching context.

2 The proposed development, by reason of its scale, form and layout, would be out of keeping with the character and appearance of established development in the locality, and in Cow Drove in particular.

Established development in Cow Drove is dominated by larger, detached dwellings set in spacious plots defined by, in the main, significant hedgerows and/or tree lines. It is this green and treed appearance which defines the character of Cow Drove, and the two existing properties on the application site conform to this.

The proposal would introduce to the site six dwellings in place of the existing two. This increase in built form, with the new dwellings sited relatively close together and also relatively close to the boundaries of

the site, is at odds with the green and treed character defined above. Whereas established development is dominated by hedgerows and trees, the proposal would be dominated by the dwellings, with insufficient space between and around them to allow new and existing landscaping to establish and/or remain to maintain the established character.

More specifically, the removal of sections of and cutting back of established hedgerows necessary to achieve the required visibility splay at the site entrance and provision of a footpath along part of the frontage to Cow Drove (required in order to provide improved visibility at the B3089/Cow Drove junction and provide a benefit for all users of Cow Drove); would be harmful to the established green and treed character defined above. From this it is concluded that the proposal has not satisfactorily addressed the dichotomy between maintaining the character of the area and achieving safe access to the site.

So, in essence, the proposal, by reason of its scale (specifically 6 units), its form (specifically, large detached or semi-detached houses), and its layout (with limited space between and around the houses to maintain a spacious appearance and to enable landscaping to establish and/or remain), is cramped and overcrowded and would consolidate the existing sporadic and loose knit arrangement of established development in Cow Drove, and so be out of keeping with the character and appearance of the area, which will have a resultant adverse impact on the setting of the adjacent Grade II Listed Black Dog Public House. This is contrary to Core Policy 2, Core Policy 50, Core Policy 57 (in particular points i, ii, iii and vi of Core Policy 57) and Core Policy 58 of the Adopted Wiltshire Core Strategy, Objective 16 of the Adopted Supplementary Planning Document "Creating Places Design Guide April 2006", and guidance within the NPPF and NPPG (in particular paragraph: 023 Reference ID: 26-023-20140306).

3 The proposed development does not make provision for off-site public recreational open space facilities and is contrary to saved policy R2 of the Salisbury District Local Plan (included in the saved policies listed in Appendix D, of the Adopted Wiltshire Core Strategy) and Core Policy 3 of the Adopted Wiltshire Core Strategy.

INFORMATIVE: The refusal reason given above relating to saved policy R2 has been included in the event the applicant decides to appeal against the decision in order for the Planning Inspector to consider this, but it is noted that the applicant is willing to enter into such an agreement and the refusal reason could be overcome if all the appropriate parties complete a Section 106 Agreement contributing to

recreational open space provision.

Cllr Mike Hewitt and Cllr John Smale wished their dissent for the decision to be recorded.

26c 14/11528/FUL - St.Thomas Church, St Thomas Square, Salisbury, Wiltshire. SP1 1BA - Installation of new glazed outer doors to western entrance

Public Participation

John Foster spoke in support to the application.

Mrs Salter spoke in support to the application.

Rev. David Linekar spoke in support to the application.

Cllr Jo Broom (Mayor of Salisbury) spoke in support to the application.

The Planning Officer presented her report to the Committee which recommended that permission be refused with reasons stated in the report.

In particular the Planning Officer emphasised the following: St Thomas' church is a highly significant Grade I listed church within the context of the City's ecclesiastical heritage and an important testament to the formation of New Sarum as the Parish Church for the new settlement. The list description explains that it was probably founded in 1220, enlarged in the 14th and 15th centuries and rebuilt and extended in the 15th century.

English Heritage had advised that of significance externally are the bell tower and the west elevation and their prominence when viewed from Silver Street/St Thomas' Square. Internally, the church was especially renowned for the 15th century Doom painting and other important wall paintings within its impressive interior.

The proposal was to install new glazed outer doors to the western entrance of the church. The design and access statement outlines other internal alterations (including a replacement internal lobby and re-ordering of the nave and aisles) which would be subject to Faculty approval under the Ecclesiastical Exemption so are not under consideration in this application.

Sections 16, 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 place a duty on the local planning authority to have special regard to the desirability of preserving the listed buildings and their settings and conservation areas.

The NPPF outlines government policy, including its policy in respect of the historic environment and explained 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 designated heritage assets of the highest significance, including grade I listed buildings should be wholly exceptional.

The NPPF explains that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss and where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. (officer's emphasis)

English Heritage guidance on church alterations states existing doors often contribute to the special interest of a church by virtue of their age, design or traditional role. A strong characteristic of parish churches and a long established character of St Thomas' is entering into a very large space through a comparatively modest door to behold the 'wonder' of the interior. Although the proposals retain the timber doors, they would no longer be the outer doors to the church.

Members' attention was drawn to the late correspondence which includes an additional representation letter (from a local resident – Mr Richard Isaac of 21 Old Street, Salisbury) including photographs of glazed entrances to Salisbury Methodist Church on St Edmund's Church Street and the United Reform Church on Fisherton Street. Both these buildings are grade II listed.

As the national legislation explains, substantial harm to grade I listed buildings should be wholly exceptional, and whilst in this case the proposal is considered to amount to less than substantial harm due to the size of the doors in comparison to the rest of the church and the reversibility of the proposals; English Heritage advise that demoting of the main timber doors to an internal door will undermine their status, alter the visual character of the church and will have an adverse impact on the evidential significance (which is defined by English Heritage as the potential of a place to yield evidence about past human activity) and aesthetic significance (defined as the ways in which people draw sensory and intellectual stimulation from a place) of the Grade I listed church by creating a modern and discordant impact on the traditional structure.

It was pointed out that the applicants have explained that the purpose/public benefit resulting from the glazed doors is to control draughts and to make the building more welcoming and enable passers-by to see into the building's interior both when the building is open for business and when closed. However, the officer's view was that it was not considered that this would be sufficient recompense for the damage to the character of the space (external and internal) that would be caused if the glazed doors were installed and this is not a persuasive justification that would outweigh the harm caused by the proposals.

An alternative option had also been suggested to the applicants to retain the timber doors in their existing position and set glazed doors back from these within the church/lobby, but this had been discounted.

Members of the Committee then had the opportunity to ask technical questions of the officer. Questions were asked in regards to the opening and closing of the proposed glazed outer doors, as well as their proposed location.

An item of late correspondence was circulated at the meeting.

The Local Member, Cllr Helena McKeown, spoke in support to the application. Cllr McKeown supported the design and believed it would encourage visitors to the church. Cllr McKeown saw this as an opportunity to invest in the area's future.

Members debated the merits of the design and how it could enhance the church. The importance of medieval history at the site and the need to display this history was discussed. Members raised the potential for increasing tourist visitors to the site. The ability to remove the glass doors was discussed should that be required in the future. The input of English Heritage was discussed and the potential for changing the nature of the building was raised. It was stated that proposed changes were reversible. The need to preserve the existing building was raised. It was emphasised that this was a grade 1 listed building and that there was a potential for 'harmful impact' on the site.

Resolved:

To grant planning permission subject to the following conditions:

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

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

2

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

Drawing Reference: 858/x/25 Proposed Street Elevation, dated Aug 2014, received by this office 04/12/2014

Drawing Reference: 858/x/19 Site Location Plan, dated Aug 2014, received by this office 04/02/2014

Drawing Reference: 858/x/20 Block Plan, dated Aug 2014, received by this office 04/12/2014

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

**Cllr Ian McLennan wished his dissent for the decision to be recorded.
Cllr Peter Edge wished his abstention to be recorded.**

27 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 9.20 pm)

The Officer who has produced these minutes is David Parkes, of Democratic Services, direct line (01225) 718220, e-mail david.parkes@wiltshire.gov.uk

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

APPEALS

Appeal Decisions

Application Number	Site	Appeal Type	Application Delegated/ Committee	Appeal Decision	Overturn	Costs

Outstanding Appeals

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

New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
14/09608/PNCOU	Former Piggery, Butterfurlong, West Grimstead	WR	DEL	
ENF61/11	Land at Caravan on Land at, Lime Yard, West Grimstead	ENF		

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

6th March 2015

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Report Outline For Area Planning Committees

Report No. 1

Date of Meeting	19 th March 2015
Application Number	14/11591/FUL
Site Address	22 Cholderton, Salisbury, SP4 0DL
Proposal	Single storey rear extension
Applicant	Mr & Mrs A Minting
Town/Parish Council	Cholderton
Ward	Bulford Allington and Figheldean
Grid Ref	422619 142223
Type of application	Full Planning
Case Officer	Matthew Legge

Reason for the application being considered by Committee:

Scale of development, relationship to neighbours and design, scale and height

The Area Development Manager in considering the 'call in' of the FULL application has directed the LBC application to the Planning Committee.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager (South) that planning permission be **Granted** subject to conditions.

2. Report Summary

The proposed single storey rear kitchen extension and link is not judged to result in any demonstrable harm to the character or setting of the application's grade II listed building or the setting of the neighbouring listed buildings. The proposed development being to the rear of the application dwelling and of a single storey massing is not considered to result in any notable impact to the existing character and appearance of the wider conservation area and no undue harm to the amenity of neighbouring dwellings.

3. Site Description

The application dwelling is a Grade II Listed semi detached dwelling which is located within the Cholderton Conservation Area. The application site is located within the policy defined open countryside.

4. Planning History

S/2008/1451/LBC: Internal alterations, addition of first floor window to rear (east) elevation, repairs to garden shed. AC

S/2007/1262: Residential extension and alterations. WD

S/2007/1724/LBC: Proposed internal alterations & extension to form 3 bedroom house with detached single garage. AC

S/2007/1723/FUL: Proposed extension and single garage. AC

5. The Proposal

The applications proposed the construction of a linked single storey extension. The extension itself is to be set parallel to the main range and clad in timber, with a hipped, tiled roof. It will be attached to the house via the existing, slightly remodelled, rear lean-to.

6. Local Planning Policy

Adopted policies; C6 as saved within Appendix D of the adopted Wiltshire Core Strategy.

Wiltshire Core Strategy: CP1 (Settlement Boundary), CP2 (Delivery Strategy), CP51 (Landscape), CP57 (Design), CP58 (Conservation)

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

7. Summary of consultation responses

Parish Meeting – No comment

WC Conservation – *Comments to amended scheme:* No objection

8. Publicity

4 letters of representation objection (3 households):

- Adverse impact on the character of the Listed building.
- Inappropriate use of aluminium gutters.
- Depth of Building and loss of light to adjoining properties.
- Development near to existing and historic sewage.
- *“The overall dimensions of the proposed building seem to me to be out of proportion with the existing historic fabric.”*

3 letters of objection (2 households) in response to amended plans:

- *“The reduction in height as a result of a change in pitch has little impact on the overall dimensions of the extension. It remains out of proportion to the existing property and will still have a detrimental impact on the surrounding properties”*

9. Planning Considerations

The main issues to consider are:

Design, scale and siting
Impact on character of listed building
Character of the Conservation Area
Neighbour amenity

10. Assessment

Impact on character of listed building and the of the Conservation Area

The Conservation Officer comments *“The house is an early nineteenth century cottage, one of a row constructed in brick with a tiled roof and blue, vitrified, brick dressings. To the rear, a row of outbuildings of similar date form an attractive feature.*

The end terrace in question has been substantially altered by the addition of an early twentieth century single bay addition in contrasting style and form, inspired by the Arts and Crafts movement, and the replacement of the earlier small paned windows. Further alteration takes the form of front and rear lean-to porch additions and a 1970s garden room. The various additions are not of significant quality in themselves and, although the C20 extension has some interest as evidence of a wealthy period for the estate and in reflecting a growing national interest in design, they do not form part of the special interest of the building. To the rear in particular, the character of the cottage has been significantly degraded.

The remaining special interest of the building lies largely with its contribution to the interest of the row and with the use of typical vernacular materials and form in the original cottage and outbuilding, which contribute to an attractive frontage and to the cumulative interest of the group. The group as a whole, with their outbuildings, make a significant contribution to the wider village setting.”

This application has received a number of objections from neighbouring dwellings. The neighbouring objections can be summarised into three main points, the impact the setting of the listed building, impact on neighbouring amenity and impact on the wider Conservation Area.

In considering the application the Conservation Officer has provided the following comment to the amended plans which directly relate to the conservation issues: *“The application documents have been amended to include a heritage impact assessment which provides an evaluation of the building’s special interest and assessment of the impact of the proposed works. On the whole it is agreed that this documents provides an accurate reflection of the situation. In addition a modest reduction in the scale, roof pitch, and consequently, ridge height of the extension have been negotiated, which result in a reduction in its visual impact.*

There will be no impact on historic fabric as the extension is set away from the house and attaches to an existing modern extension. Given the reduced contribution that the rear elevation of the building makes to its special interest the additional visual impact of the new structure on this will be limited and the main issues would appear to be in respect of the relationship between house and outbuilding and on the setting of the remainder of the row.

The new structure will be slightly taller than the existing flat-roofed extension and, in this respect and location, will create some limited additional interruption in the relationship between this house and its outbuilding, although the general link between the row as a whole and its set of rear outbuildings will be largely unchanged. However, any harm caused will be offset by the positive benefits accruing from the removal and replacement of the poor quality 1970s structure with a new structure in more appropriate traditional materials and form which will also improve the facilities available within the house, supporting it long term viability.

The proposed extension will be slightly taller than existing but the hipped form ensures that the visual impact from the rear of the neighbouring garden will be limited and offset by the improvement in materials and design, which will appear more traditional in this context. On balance there will be a neutral impact on the setting of the neighbouring property.

As the proposed extension is situated to the rear of the property and replaces an existing poor quality modern extension, there will be a neutral impact on the character and appearance of the wider conservation area.

Considered overall, the level of ‘harm’ caused to the special interest of this building, to the setting of neighbouring buildings and to the character and appearance of the wider conservation area will be neutral or very small and can certainly be considered as less than substantial. In this situation the NPPF requires that any harm be weighed against the benefits which will accrue from a proposal (paragraph 134).

In summary, the proposals will cause less than substantial harm to the significance of the property itself and have a neutral impact on its surroundings. Overall, the proposals should lead to an improvement in the accommodation and a positive benefit from the replacement of the existing poor quality and unattractive 1970s garden room with a new structure in more appropriate traditional materials and form.

The heritage assets will therefore be preserved as required by local and national policy and legislation and, on this basis, a positive outcome is recommended, subject to the usual controls over the detail of materials, joinery etc.”

In assessing the application the Conservation Officer has considered that the proposed extension will not result in undue harm to the character of the listed building or the setting of the neighbouring listed buildings. There is a balanced view presented that the loss and replacement of the existing poor quality rear garden room extension and the replacement with the new structure (in appropriate materials) will result in a positive benefit to the character of the listed dwelling. Officers concur with the conclusions of the Conservation Officer and do not consider that the proposed scheme is demonstrably detrimental to the heritage asset to warrant the refusal of the application on conservation grounds. Equally the proposed development being to the rear of the application dwelling and of a single storey massing is not considered to result in any undue impact to the existing character and appearance of the wider conservation area.

Impact on neighbouring amenity

The proposed (amended) rear extension will have an eaves height of 2.25m and a total ridge height of 4.2m. The roof form of the extension is pitched on all four sides which results in a narrow ridge length of about 1.8m. The northern boundary line between the application dwelling and the neighbouring property are staggered and angled so that the proposed rear linked kitchen extension is between 0.865m at the narrowest point and 1.8m at the widest point off the neighbouring boundary. As the proposed roof form is pitched on all four sides the distance of the highest point (ridge line) off the northern boundary is about 3.3m. In considering the proposed development's impact on the amenity of the northern neighbouring dwelling (No.23), Officers consider that the proposed development will not result in any overlooking and no significant overshadowing to any extent where a refusal to the application could be reasonably justified on amenity grounds.

11. Conclusion

The proposed single storey rear kitchen extension and link is not judged to result in any demonstrable harm to the character or setting of the application's grade II listed building or the setting of the neighbouring listed buildings. The proposed development being to the rear of the application dwelling and of a single storey massing is not considered to result in any notable impact to the existing character and appearance of the wider conservation area and no undue harm to the amenity of neighbouring dwellings.

Recommendation

Approve subject to conditions

14/11591/FUL

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

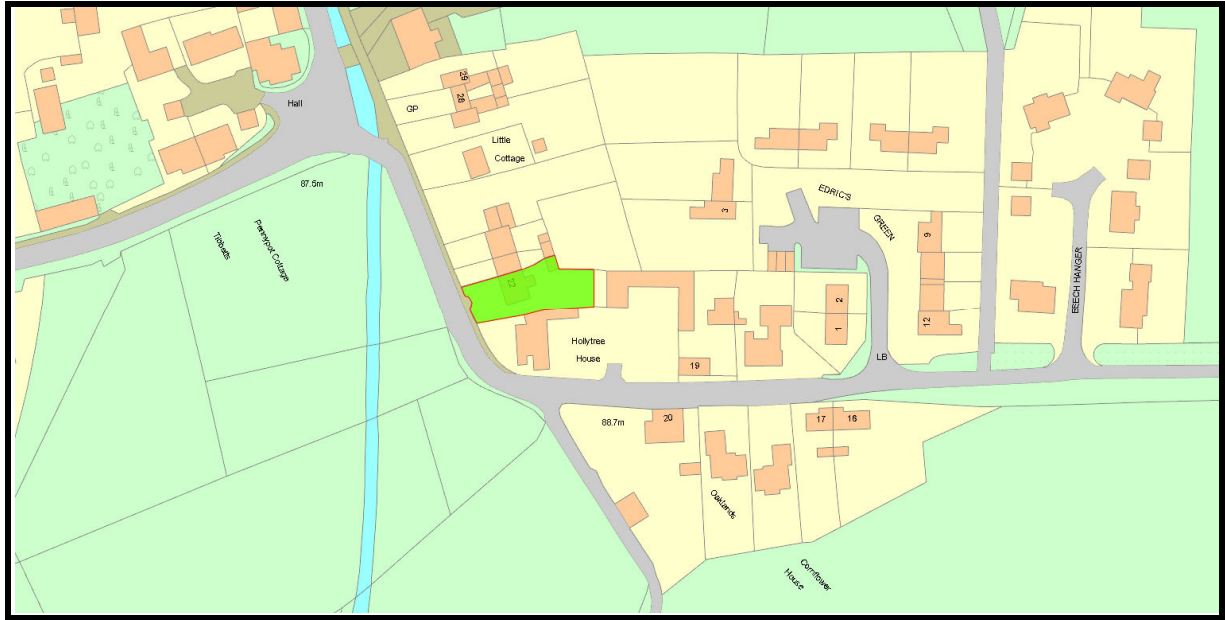
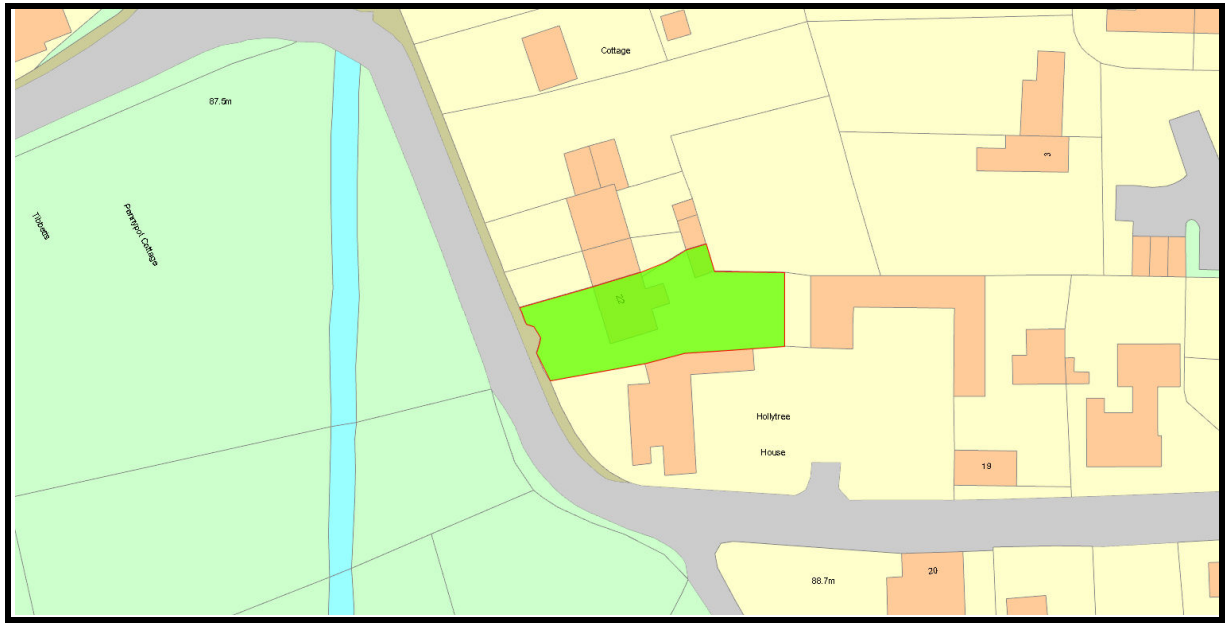
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

DRG No. 813-20-01A 10/02/2015
DRG No. 813-20-03A 10/02/2015
DRG No. 813-20-04A 10/02/2015

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

14/11591/FUL - 22 Cholderton, Salisbury. SP4 0DL



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Report Outline For Area Planning Committees

Report No. 2

Date of Meeting	19th March 2015
Application Number	14/11599/LBC
Site Address	22 Cholderton, Salisbury, SP4 0DL
Proposal	Single storey rear extension
Applicant	Mr & Mrs A Minting
Town/Parish Council	Cholderton
Ward	Bulford Allington and Figheldean
Grid Ref	422619 142223
Type of application	Full Planning
Case Officer	Matthew Legge

Reason for the application being considered by Committee:

Scale of development, relationship to neighbours and design, scale and height

The Area Development Manager in considering the 'call in' of the FULL application has directed the LBC application to the Planning Committee.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager (South) that planning permission be **Granted** subject to conditions.

2. Report Summary

The proposed single storey rear kitchen extension and link is not judged to result in any demonstrable harm to the character or setting of the application's grade II listed building or the setting of the neighbouring listed buildings. The proposed development being to the rear of the application dwelling and of a single storey massing is not considered to result in any notable impact to the existing character and appearance of the wider conservation area and no undue harm to the amenity of neighbouring dwellings.

3. Site Description

The application dwelling is a grade II listed semi detached dwelling which is located within the Cholderton Conservation Area. The application site is located within the policy defined open countryside.

4. Planning History

S/2008/1451/LBC: Internal alterations, addition of first floor window to rear (east) elevation, repairs to garden shed. AC

S/2007/1262: Residential extension and alterations. WD

S/2007/1724/LBC: Proposed internal alterations & extension to form 3 bedroom house with detached single garage. AC

S/2007/1723/FUL: Proposed extension and single garage. AC

5. The Proposal

The applications proposed the construction of a linked single storey extension. The extension itself is to be set parallel to the main range and clad in timber, with a hipped, tiled roof. It will be attached to the house via the existing, slightly remodelled, rear lean-to.

6. Local Planning Policy

Wiltshire Core Strategy: CP58 (Conservation)

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

7. Summary of consultation responses

Parish Meeting – No comment

WC Conservation – *Comments to amended scheme:* No objection

8. Publicity

4 letters of representation objection (3 households):

- Adverse impact on the character of the Listed building.
- Inappropriate use of aluminium gutters.
- Depth of Building and loss of light to adjoining properties.
- Development near to existing and historic sewage.
- *“The overall dimensions of the proposed building seem to me to be out of proportion with the existing historic fabric.”*

3 letters of objection (2 households) in response to amended plans:

- *“The reduction in height as a result of a change in pitch has little impact on the overall dimensions of the extension. It remains out of proportion to the existing property and will still have a detrimental impact on the surrounding properties”*

9. Planning Considerations

The main issues to consider are:

Impact on character of listed building

10. Assessment

Impact on character of listed building

The Conservation Officer comments "*The house is an early nineteenth century cottage, one of a row constructed in brick with a tiled roof and blue, vitrified, brick dressings. To the rear, a row of outbuildings of similar date form an attractive feature.*

The end terrace in question has been substantially altered by the addition of an early twentieth century single bay addition in contrasting style and form, inspired by the Arts and Crafts movement, and the replacement of the earlier small paned windows. Further alteration takes the form of front and rear lean-to porch additions and a 1970s garden room. The various additions are not of significant quality in themselves and, although the C20 extension has some interest as evidence of a wealthy period for the estate and in reflecting a growing national interest in design, they do not form part of the special interest of the building. To the rear in particular, the character of the cottage has been significantly degraded.

The remaining special interest of the building lies largely with its contribution to the interest of the row and with the use of typical vernacular materials and form in the original cottage and outbuilding, which contribute to an attractive frontage and to the cumulative interest of the group. The group as a whole, with their outbuildings, make a significant contribution to the wider village setting."

This application has received a number of objections from neighbouring dwellings. The neighbouring objections can be summarised into three main points, the impact the setting of the listed building, impact on neighbouring amenity and impact on the wider Conservation Area.

In considering the application the Conservation Officer has provided the following comment to the amended plans which directly relate to the conservation issues: "*The application documents have been amended to include a heritage impact assessment which provides an evaluation of the building's special interest and assessment of the impact of the proposed works. On the whole it is agreed that this documents provides an accurate reflection of the situation. In addition a modest reduction in the scale, roof pitch, and consequently, ridge height of the extension have been negotiated, which result in a reduction in its visual impact.*

There will be no impact on historic fabric as the extension is set away from the house and attaches to an existing modern extension. Given the reduced contribution that the rear elevation of the building makes to its special interest the additional visual impact of the new structure on this will be limited and the main issues would appear to be in respect of the relationship between house and outbuilding and on the setting of the remainder of the row.

The new structure will be slightly taller than the existing flat-roofed extension and, in this respect and location, will create some limited additional interruption in the relationship between this house and its outbuilding, although the general link between the row as a whole and its set of rear outbuildings will be largely unchanged. However, any harm caused will be offset by the positive benefits accruing from the removal and replacement of the poor quality 1970s structure with a new structure in more appropriate traditional materials and form which will also improve the facilities available within the house, supporting its long term viability.

The proposed extension will be slightly taller than existing but the hipped form ensures that the visual impact from the rear of the neighbouring garden will be limited and offset by the improvement in materials and design, which will appear more traditional in this context. On balance there will be a neutral impact on the setting of the neighbouring property.

As the proposed extension is situated to the rear of the property and replaces an existing poor quality modern extension, there will be a neutral impact on the character and appearance of the wider conservation area.

Considered overall, the level of 'harm' caused to the special interest of this building, to the setting of neighbouring buildings and to the character and appearance of the wider conservation area will be neutral or very small and can certainly be considered as less than substantial. In this situation the NPPF requires that any harm be weighed against the benefits which will accrue from a proposal (paragraph 134).

In summary, the proposals will cause less than substantial harm to the significance of the property itself and have a neutral impact on its surroundings. Overall, the proposals should lead to an improvement in the accommodation and a positive benefit from the replacement of the existing poor quality and unattractive 1970s garden room with a new structure in more appropriate traditional materials and form. The heritage assets will therefore be preserved as required by local and national policy and legislation and, on this basis, a positive outcome is recommended, subject to the usual controls over the detail of materials, joinery etc."

In assessing the application the Conservation Officer has considered that the proposed extension will not result in undue harm to the character of the listed building or the setting of the neighbouring listed buildings. There is a balanced view presented that the loss and replacement of the existing poor quality rear garden room extension and the replacement with the new structure (in appropriate materials) will result in a positive benefit to the character of the listed dwelling.

Officers concur with the conclusions of the Conservation Officer and do not consider that the proposed scheme is demonstrably detrimental to the heritage asset to warrant the refusal of the application on conservation grounds.

11. Conclusion

The proposed single storey rear kitchen extension and link is not judged to result in any demonstrable harm to the character or setting of the application's grade II listed building or the setting of the neighbouring listed buildings.

RECOMMENDATION

Approve subject to conditions

14/11599/LBC

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 preserving the character and appearance of the listed building and its setting.

3. No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the external walls and window joinery have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first occupied.

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

4. The rooflights hereby approved shall be of the 'conservation' type and mounted flush with the roof slope.

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

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

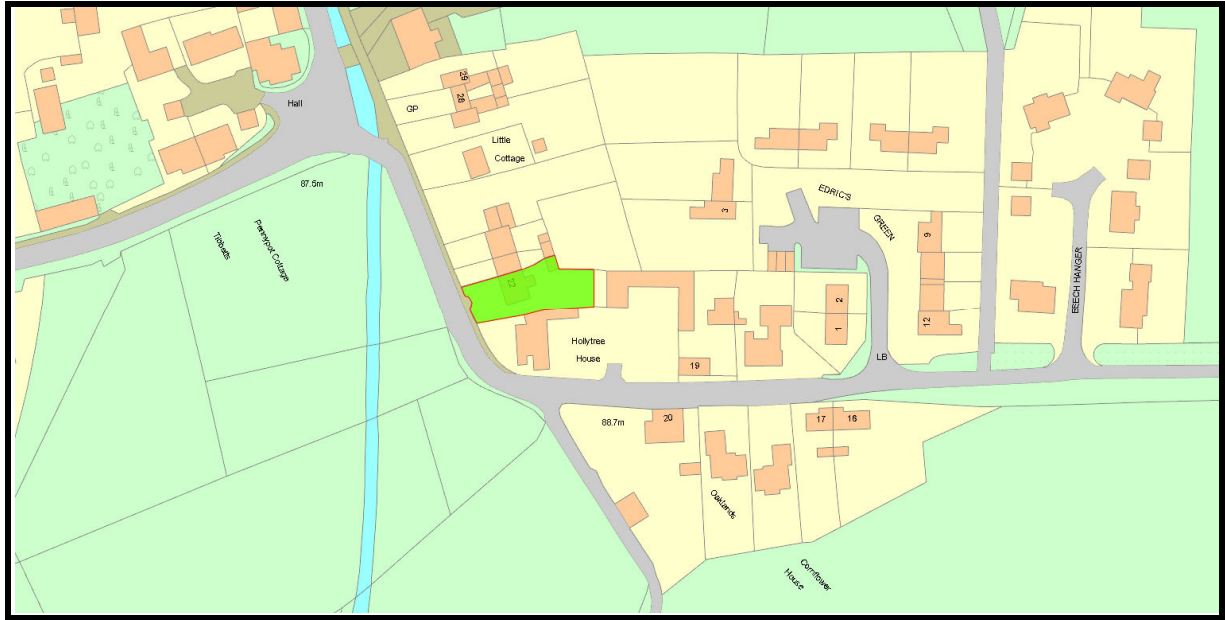
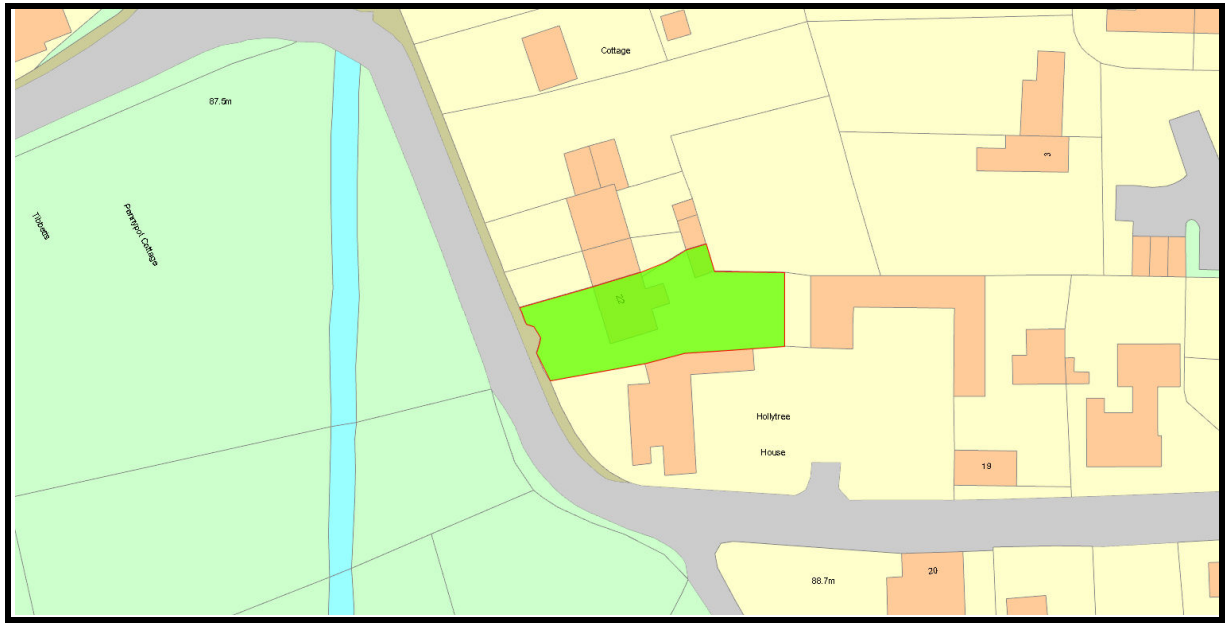
DRG No. 813-20-01A 10/02/2015

DRG No. 813-20-03A 10/02/2015

DRG No. 813-20-04A 10/02/2015

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

14/11599/LBC - 22 Cholderton, Salisbury. SP4 0DL



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Date of Meeting	19 th March 2015
Application Number	14/12193/FUL
Site Address	4A and 4B The Crescent, Hillview Road, Salisbury
Proposal	Extension to east elevation to create 2 x 2 bed flats
Applicant	W.Mundy Building Contractors Ltd.
Town/Parish Council	St Martin, Salisbury
Grid Ref	414915 130031
Type of application	Full Planning
Case Officer	Tom Wippell

Reason for the application being considered by Committee

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

1. Purpose of Report

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

2. Report Summary

The issues in this case are:

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

Publicity of the application has resulted in an objection from the Town Council and 9 objection letters. There have been no letters of support.

3. Site Description

The Crescent is a small cul-de-sac (private road) at the bottom of Milford Hill to the east of the chequers. The site lies within the recently re-designated Milford Hill Conservation Area and immediately to the north of the grounds of Milford Hill House (the youth hostel), a grade II listed building, and to the south east of the grade II* Winchester Gate Inn. The rise of the hill and near-alignment with Winchester St means that the site is visible from within the city centre over the ring road. No. 4A and 4B The Crescent is the easternmost of a pair of modest semi-detached two-storey houses; now converted into two flats.

4. Planning History

14/10146/FUL- Extension to east elevation to create 1 x 1 bed and 2 x 2 bed flats
 Withdrawn

Planning permission is sought to construct a two-storey extension to the side of the existing property, and to split the built-form into 2 flats (making 4 flats in total). A hardstanding towards the front will accommodate 3 parking spaces and a bin storage area, and a communal garden will be created to the rear.

6. Planning Policy

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

NPPF

7. Consultations

Town Council: Objects on the grounds of over development

Conservation: No objections to the revised plans, which overcome the concerns raised in the previously-withdrawn application that the scheme would fail to preserve or enhance the appearance of the Conservation Area due to its overall size and design.

WC Highways: The site is sited in a sustainable location close to the city centre, within easy walking distance of public transport and other local facilities, thus minimising the need for a private car. I would not therefore wish to raise a highway objection to the level of parking or to the layout generally and recommend that no highway objection be raised to this application.

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

8. Publicity

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

The publicity has generated nine letters of objection and no letters of support.

The letters of objection are summarised as follows:

- 'Notice' has not been served on all landowners of the site and access driveway
- Traffic will come dangerously close to neighbouring windows
- Insufficient space within the plot for vehicle turning
- Insufficient levels of parking proposed (3 spaces for 4 flats)
- The parking is currently formally laid out in the lane, and is not informal as claimed
- Damage has been caused to the driveway and access gates during construction
- Additional cars and construction traffic will cause harm to highway safety
- Narrow road is inappropriate for additional traffic
- Design would adversely affect the character of the Conservation Area
- Loss of privacy due to removal of trees adjacent to the school
- Not affordable housing, contrary to the claims in the planning statement
- Loss of open space
- Removal of trees and works to the site has already been carried out without permission

9. Planning Considerations

9.1 Principle

A previous application for 3 flats (5 in total at the site) was withdrawn in 2014, after concerns were raised that the scheme would be an overdevelopment of the site, and would have an adverse impact on the character of the dwelling and Conservation Area. It was also noticed during the application process that 'notice' had not been served on all landowners of the access driveway. This new scheme, which sees the bulk of the development reduced and the number of flats reduced to 2 (4 in total), therefore has to be considered in light of the previous scheme and the difference between the two schemes critically examined.

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

9.2 Ownership

Concerns have been raised that part of the driveway leading to the site is not owned by the applicant. To overcome this concern, the applicant has 'served notice' on all landowners of the driveway during the application process. Given that 'notice' has been served on all landowners of the driveway, Officers consider that the consultation process has been adhered to as a point of law, as the development is not 'land-locked' in planning terms.

It is noted that any further land ownership disputes/ driveway maintenance/ construction damage issues between the applicant and the neighbouring properties should be regarded as a civil issue, and cannot be considered as a material planning consideration at this stage.

9.3 Impact on Visual Amenity and character of the Conservation Area

The two-storey side extension is considered to be sympathetic in design and scale, will not overbear the size of the existing property, or detract from the appearance of the wider area. The extension is set-down/ set-in from the front elevation, ensuring that the extension will not compete with the main dwelling or unbalance the semi-detached pairing, and many of the architectural features from the existing building are shown in the design of the new extension.

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

Materials (render and tiles to match) are considered acceptable and in visual terms no objections are raised.

9.4 Impact on residential amenity

The extension is set away from neighbouring properties and no overshadowing,

overlooking or over dominance will occur.

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

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

9.5 Highway Safety

The site is sited in a sustainable location close to the city centre, within easy walking distance of public transport and other local facilities, thus minimising the need for a private car.

As such, Highways have confirmed that there is no requirement for off-street parking and raise no objection to the level of parking or to the layout proposed.

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

9.6 Other Issues

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

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

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

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

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

Recommendation: Approve

For the following reasons;-

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

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

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

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

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

- 5 This development shall be in accordance with the submitted drawings:

- 214017/13, dated DEC 2014 and received to this office on 23/12/14
- 214017/12, dated DEC 2014 and received to this office on 23/12/14
- 214017/11, dated DEC 2014 and received to this office on 23/12/14

REASON: For the avoidance of doubt.

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Report Outline For Area Planning Committees

Report No. 4

Date of Meeting	19 th March 2015
Application Number	14/12107/FUL
Site Address	Stonehenge Visitor Centre , Amesbury, Wiltshire SP4 7DE
Proposal	Resurfacing of an area of overflow car park
Applicant	English Heritage
Town/Parish Council	Winterbourne Stoke
Ward	Till and Wylve Valley
Grid Ref	409985 142854
Type of application	Full Planning
Case Officer	Louise Porter

Reason for the application being considered by Committee

Cllr West has requested the consideration of this planning application at a Planning Committee due to there being considerable local public interest in this application regarding highway issues, and over development within the World Heritage Site. Cllr West has indicated the key issues that justify the call in: Scale of development, visual impact on the surrounding area, design, environmental/highway impact and car parking (use).

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager (South) that planning permission be **Granted** for the reasons detailed below and subject to conditions.

2. Report Summary

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

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

3. Site Description

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

4. Relevant Planning History

S/2009/1527	Decommissioning of existing visitor facilities and a section of the A344; the erection of a new visitors centre, car park, coach park and ancillary services building; and related highways and landscaping works	Approved with conditions
14/12106/FUL	Change of use from agricultural land and creation (temporary consent 2 years) of a 26 space coach park and associated ancillary works	Under consideration

5. The Proposal

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

6. Planning Policy

National Planning Policy Framework (NPPF)

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

Wiltshire Core Strategy (WCS)

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

7. Summary of consultation responses

Winterbourne Stoke Parish Council

Object. Increase visitor number will result in additional cars using unsuitable local roads to reach and leave the site, plus will result in more vehicle movements within the WHS in general. English Heritage failed to accurately predict visitor numbers

Highways Agency

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

English Heritage

The need for the resurfacing of the overflow car park is recognised, with the previous, unsurfaced treatment proving difficult, dangerous and muddy in wet weather. Having reviewed the information supporting the application, we do not consider that the application if consented would have any tangible impact upon either the Stonehenge World Heritage Site or the setting of nearby Scheduled Monuments. Any minor visual impact from the proposed works could be mitigated by the choice of the least intrusive surfacing colour.

Environment Agency

No objection subject to condition.

Surface water drainage from the carpark is proposed to be directed to ground, via a soakaway, although the application does also state that porous asphalt will be used to surface the car park.

At present the surface is reinforced grass, which means any pollutants arising from vehicles is diffuse across the site. Non-source point minor pollution such as oil drips from vehicles will be adequately dealt with by soil micro-organisms in the place where the pollution falls. However, when car park surface water is collected and discharged to ground in a more concentrated way, e.g. a soakaway, there is a greater chance of contamination of ground water. The soil has less capacity for treating the contaminants.

This issue is particularly pertinent at this location as the visitor centre takes drinking water from their own borehole nearby. We strongly advise that a suitable pollution prevention system is used as part of the surface water drainage for the car park. An oil interceptor may be appropriate provided the site operator has a maintenance plan in operation. We suggest you attach a CONDITION to any approval granted to ensure a pollution prevention method is used in the car park.

Wiltshire Archaeology

No objections. This area was the subject of archaeological monitoring during the construction of the Visitor Centre. No archaeological features were present in this area. I therefore consider it unlikely that significant below ground archaeological remains would be disturbed by the proposed development.

There are a number of scheduled monuments in the vicinity and the site lies within the Stonehenge, Avebury and associated sites World Heritage Site. I would therefore recommend that the advice of English Heritage is sought with regard to the setting issues for these designated heritage assets.

Wiltshire Ecology

The development affects an area that is already used as car parking and therefore is not likely to cause significant effects on the Salisbury Plain SPA.

Wiltshire Highways

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

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

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

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

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

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

Wiltshire Landscape

The area is currently being used as an overflow car park so I would not expect any additional landscape and visual effects arising from the proposed development because

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

8. Publicity

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

4 letters supporting the application were received, covering the following points:

- Wiltshire Police – It is *“important that English Heritage should be able to manage visitor's vehicles on their land rather than causing congestion on surrounding road when they cannot cater for these visitors. The proposed plans go some way to enable English Heritage to manage visitor's vehicles and will minimise the risk of causing congestion”*

- Visit Wiltshire – *“Improving the quality of our visitor experience has been identified as a priority in Wiltshire’s Destination Management & Development Plan, published January 2015. The resurfacing of the overflow car park will help improve visitor flows at peak times, help visitor management all year round and improve the service provided for private tour groups. The proposals will improve the overall visitor experience and would improve the quality of welcome received by visitors arriving in Wiltshire”*
- Royal Artillery Museum – *“The proposed improvements to parking at Stonehenge will improve the quality of experience offered to visitors, whatever time of year. This in turn will help maximise the benefits to local businesses, other visitor attractions and the wider economy from the continued public interest in the nation’s most famous ancient monument”*
- European Cruise Service – *“This is so vital in making a very special place, special once again”*

13 letters objecting to the application were received, covering the following points:

- Increase in visitors and cars
- Visitors damaging WHS
- Visitor rubbish
- Congestion
- Increased traffic in nearby villages
- The A303 and Long Barrow roundabout needs to be upgraded/redesigned/replaced
- Existing car park is badly lit
- Existing car park not suitable for people with walking disabilities.
- Light pollution
- Air pollution
- Noise pollution
- “blot on the landscape”
- Car park should be moved nearer the stones
- Making permanent what is currently a temporary overflow on former agricultural land
- Existing car park is unsightly and intrusive
- Need to consider proposal in relation to other application sites e.g. Army rebasing, Wiltshire Grain Store, Royal Artillery Museum, Waste Disposal site at Chittern and Solstice Park.
- Need to better manage visitor number through pre-booking system
- Need to have a traffic management plan
- Stonehenge Traffic Action Group – *“The present vehicle facility for visitors to Stonehenge is already an eyesore”, “The blot on the landscape, that is the SHVC is too far away from the monument and adds to hold ups already on the A303”, “Extra car parking will increase an already exacerbated situation and rat running through Shrewton and other villages”*

- Campaign to Protect Rural England – “*Although more visitors to the WHS is to be encouraged it can only be so if travel to, from and within the WHS is managed in an environmentally sound manner. This proposal would merely see further detriment to the Outstanding Universal Value of the World Heritage Site (contrary to Core Policy 59 of the Adopted Wiltshire Core Strategy and NPPF paragraph 132), as more and more of the open area is taken up with paved surface*”.

1 letter not objecting but providing comments on the application was received, covering the following points:

- Building & Monuments Committee, Wiltshire Archaeological & Natural History Society and Council of British Archaeology – “*provides a prevention of progressive surface erosion during the provision of car parking for the WHS visitors*”, “*It is suggested that the Planning Authority re-visit the original plan which it is believed included a ‘green transport’ proposal for staff to and from the Visitor Centre. Has this been fully enacted and if not, if this was put in place, would this release additional vital visitor parking spaces to avoid further landscape changes within the UNESCO WHS?*”

9. Planning Considerations

Principle of development

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

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

Core Policy 6

Stonehenge

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

New visitor facilities will be supported where they:

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

Core Policy 59

The Stonehenge, Avebury and associated sites World Heritage Site

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

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

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

Landscape and Visual Impact

The proposed area to be used for permanent car parking is currently a temporary car park which is used frequently. Therefore the Wiltshire Landscape Officer considered there to not be any additional landscape or visual effects arising from the proposed development.

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

One letter of representation has suggested that the car park should be moved nearer to the Stonehenge Monument. This is contrary to the entire aims of the new SHVC which sought to remove unnecessary development around the Stonehenge Monument and move it to a position where it would have lesser visual impact and not a visible part of the landscape when viewed from the Stonehenge monument. The principle of cars being parked within the current application site was agreed by planning permission S/2009/1527.

Highway Impact

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

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

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

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

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

Winterbourne Stoke Parish Council, The Campaign to Protect Rural England and a number of members of the public have objected to the proposal regarding the potential impact on the local highway network. These objectors highlight the existing problems with the local road network and raise the concerns that if the existing temporary parking provision is to be replaced with permanent parking, this will result in additional vehicles travelling on the local road network and therefore exacerbating the current problems. As stated above, it is important to note that no additional parking spaces are proposed to those already on the site. This application seeks solely to replace the surface on the temporary parking area, making it more user-friendly and safe to use in all weather conditions. Therefore there is not expected to be a substantially different number of cars using the local road network as a result of the proposed resurfacing works.

Two letters of representation stated that the proposal needs to be considered in relation to other nearby application sites e.g. Army rebasing, Wiltshire Grain Store, Royal Artillery Museum, Waste Disposal site at Chittern and Solstice Park. The Highways Agency and Wiltshire Highways both have no objections to the application considering the proposal to not have a detrimental impact on either the local road network or the strategic road network.

Other letters of representation that have stated that the proposal would result in an increase in litter. As stated above there is not expected to be a substantially different visitor numbers as a result of the proposal, and therefore any issues with litter are not considered to be relevant to this application.

Some objectors have stated that English Heritage need to better manage visitors through the pre-booking system and by having a Traffic Management Plan. As stated above, there is not expected to be a substantially different visitor numbers as a result of the proposal. There is an existing Traffic Management Plan agreed under planning

permission S/2009/1527, however if this is not complied with, this is a matter for Enforcement to look into, rather than being resolved by this current application.

Some letters of representation have stated that no permission should be granted until the A303 has been upgraded and the Long Barrow roundabout being redesigned/replaced. The resurfacing of the overflow car park is not considered to have a direct impact on these areas (as confirmed by Wiltshire Highways and the Highways Agency) and therefore it would not be reasonable to request any works are done to these areas prior to the permission being granted for the resurfacing of the overflow car park.

One letter of objection has raised issues over the suitability of the existing car park for users with walking disabilities. It is unclear whether this comment relates to the existing permanent car park or the existing temporary car park. This application relates solely to the re-surfacing of the temporary car park, which will result in a more user-friendly and smooth surface. However the disabled car parking spaces will remain in place in the existing permanent car park and will not be affected by this proposal.

Another objection letter has stated that the existing car park is badly lit, whilst others have objected based on light pollution. This application can only deal with the current proposal, i.e. the lack of lighting, or light pollution which may exist on the current car park is not relevant to this current application. Lighting is a necessity for a car park on safety grounds, however given that visitors to Stonehenge will only be during hours of daylight, it is not considered that a significant level of light pollution will exist from lighting the proposed area of resurfaced car park, given that lighting will only be required for short periods of time at the end of each day.

Further comments were received regarding air pollution and noise pollution – presumably this is in reference to additional car movements. As stated above, there are not expected to be substantially different visitor numbers as a result of the proposal.

Heritage Impact

Wiltshire Archaeology have no objections to the proposal. The application site was the subject of archaeological monitoring during the construction of the Visitor Centre. No archaeological features were present in this area. It is therefore considered unlikely that significant below ground archaeological remains would be disturbed by the proposed development. There are a number of scheduled monuments in the vicinity and the site lies within the Stonehenge, Avebury and associated sites World Heritage Site. Wiltshire Archaeology recommended that the advice of English Heritage is sought with regard to the setting issues for these designated heritage assets.

English Heritage commented that the proposal would not have any tangible impact upon the Stonehenge World Heritage Site or the setting of nearby Scheduled Monuments. English Heritage consider that any minor visual impacts from the proposed works could be mitigated by the choice of the least intrusive surfacing colour. The Planning Statement confirms that the car park surface will match the

appearance of the existing permanent car park and this is considered appropriate to create a uniform appearance for the site.

Ecological Impact

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

In terms of other ecological issues, the Wiltshire Ecologist has commented that given the application site is already used for car parking, the proposed resurfacing works are not likely to cause significant effects on the Salisbury Plain Special Protection Area.

Misc

An Environmental Impact Assessment Screening Request was submitted for the proposal prior to submitting the planning application. It was concluded that whilst the proposed development was categorised as Schedule 2 Development, the proposal was not likely to have significant environment impacts and as such an Environmental Impact Assessment was not required.

10. Conclusion

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

RECOMMENDATION: That planning permission be approved subject to the following conditions

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

REASON:

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

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

61034252-DR-C-002 Rev P01 dated 22/12/14 received 23/12/14
61034252-DR-C-003 Rev P01 dated 22/12/14 received 23/12/14
61034252-DR-C-511 Rev P01 dated 22/12/14 received 23/12/14
61034252-DR-C-512 Rev P01 dated 22/12/14 received 23/12/14
61034252-DR-C-513 Rev P02 dated 05/01/15 received 08/01/15

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

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

REASON: In the interests of highway safety.

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

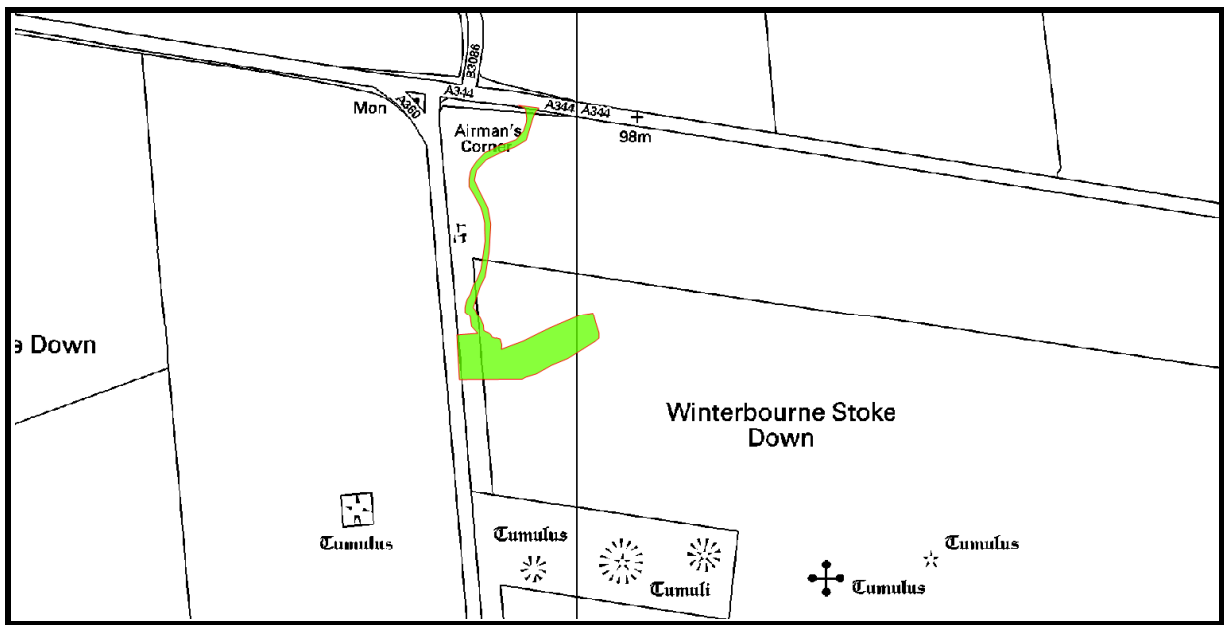
REASON: To ensure an adequate supply of parking at the Stonehenge Visitor Centre site during the works.

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

REASON: In the interests of safety

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14/12107/FUL –Stonehenge Visitor Centre, Amesbury, Wiltshire. SP4 7DE



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