

Date of Meeting	14 January 2016
Application Number	15/11114/FUL
Site Address	Land to the rear of 33 Bedwin St & Belle Vue Road, Salisbury, SP1 3YF
Proposal	Proposed erection of three dwellings, with associated car parking and landscaping.
Applicant	Mr M Quigley
Town/Parish Council	SALISBURY CITY
Electoral Division	ST EDMUND AND MILFORD – Cllr Hoque
Grid Ref	414506 130358
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application was called to Committee by Cllr Hoque due to concerns in respect of:

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

1. Purpose of Report

To consider the above application and to recommend to Members that planning permission be APPROVED, subject to Conditions.

2. Report Summary

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

1. Principle of development
2. Suitability of the proposed access and other Highways considerations
3. Impact upon residential amenities

4. Impact on the existing character and appearance of the conservation area and adjacent listed buildings
5. Ecological, archaeological and environmental impacts

The application has generated a total of 25 representations from third parties, as follows:

- 13 representations in support of the proposed development
- 2 representations making comments but neither supporting or objecting
- 10 representations objecting on grounds including
 - I. Highway safety and traffic generation
 - II. Loss of parking/insufficient parking provision
 - III. Overdevelopment
 - IV. Overlooking and overshadowing of adjacent properties and uses
 - V. Loss of open space
 - VI. Adverse impact on the existing character of the conservation area

Salisbury City Council supports the application, but requests officers to consider screening is provided and as the road is narrow, the access is looked at carefully.

3. Site Description

The application site constitutes a parcel of land within the conservation area and housing policy area of Salisbury. The site is accessed off Belle Vue Road (to the immediate west of number 2 Belle Vue Road) and currently comprises single storey block garaging with enclosed open areas to the east. There are residential dwellings and buildings in other uses on all sides of the site, including a number of listed buildings, notably along Endless Street to the west, Bedwin Street to the south and School Lane to the east.

English Heritage has confirmed (letter dated 26th March 2015 in respect of previous planning application reference 14/10095/FUL) the application site is not within a medieval chequer.

4. Planning History

S/1999/0365 - Erect 16 housing units for rent in two blocks following demolition of existing buildings (relates to 38-44 Endless Street) Approved 08.08.2000

S/2004/2063 – Demolition of single storey rear extension, alterations and conversion of day centre to form 9 independent apartments. Erection of 6 garages to rear (all with tandem parking), retention of 3 parking spaces to the rear of no. 68/70, provision of garden area to rear and roof. Approved with Conditions 01.12.2004

14/10095/FUL - Erection of 4 (1 x 5 bed and 3 x 4 bed) dwellings with associated car parking and landscaping and demolition of existing garages. Refused SAC 09.06.15 - Appeal lodged

5. The Proposal

The application is for full planning consent and proposes the erection of 3 (3 x 4 bed) dwellings with associated car parking and landscaping following the demolition of existing garages.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) was adopted in January 2015, relevant policies of which include:

CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP50 (Biodiversity and Geodiversity), CP57 (Ensuring high Quality Design and Place Shaping), CP58 (Ensuring the Conservation of the Historic Environment) & CP64 (Demand Management)

Saved SDLP policies D4, H8, R2

NPPF & NPPG

7. Summary of consultation responses

WC Highways – No Highway objection subject to Conditions

WC Archaeology – Response not yet received: No objection subject to Condition to previous application

Wessex Water – Standard letter of advice, previous additional correspondence confirming no issues in respect of sewerage capacity are anticipated (4 dwelling scheme)

Salisbury City Council – At a meeting held on 14 December 2015, it was decided that Salisbury City Council supports this application but requests officers to consider screening is provided and as the road is narrow access is looked at carefully.

Conservation officer – Happy with scale and character of the proposals, comment re loss of historic brick wall within the site.

Historic England - The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Public Protection officer (Environmental Health) – No objection, subject to Conditions

WC Drainage engineer – No comment

District Ecologist – No objections

Housing officer – No affordable housing provision required for this development

8. Publicity

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

The application has generated a total of 25 representations from third parties, as follows:

- 13 representations in support of the proposed development

- 2 representations making comments but neither supporting or objecting
- 10 representations objecting on grounds including:
 - Highway safety and traffic generation
 - Loss of parking/insufficient parking provision
 - Overdevelopment
 - Overlooking and overshadowing of adjacent properties and uses
 - Loss of open space
 - Adverse impact on the existing character of the conservation area

Salisbury City Council supports the application, but requests officers to consider screening is provided and as the road is narrow, the access is looked at carefully.

9. Planning Considerations

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

9.1 Principle of the proposed development

The application site is located within the defined limits of development (WCS Core Policies CP1, CP2 and saved policy H8 - Housing policy boundary of Salisbury) where, except as provided by other policies of the local plan, residential development is acceptable in principle.

9.2 Suitability of the proposed access and other Highways considerations

The proposed access to the site is from Belle Vue Road, utilising an existing hard-surfaced access and driveway/service road to the immediate west of number 2 Belle Vue Road. The existing access is used by a variety of neighbouring landowners and users of the existing lock-up garaging on and adjacent to the application site.

The proposal includes the demolition of the block of garages to the immediate west of the open areas of the site and the construction of four dwellinghouses with associated parking and landscaping.

The Highways officer has considered the proposed development and has provided a consultation response raising no Highway objection, subject to Conditions. The proposed access and parking arrangements for the development are therefore considered satisfactory.

9.3 Impact upon residential amenities

The application site is bounded on the northern, western and southern sides by existing residential development in the form of houses and flats. The creation of an additional residential use is considered compatible with the existing uses surrounding the site.

The revised proposal comprises of three 4-bed detached two storey dwellings, each with off-street parking spaces and proportionate enclosed gardens.

The buildings to the immediate north of the application site (closest to plot 1) are garage blocks that are unrelated to the application proposal.

By reason of the reduced number of dwellings proposed (relative to the previously refused scheme – currently at appeal), and the significantly reduced scale and mass of the overall development, together with the distance, orientation and general relationship to adjoining dwellings and uses, it is considered the proposed development would not result in undue impacts on the amenity of neighbours through overlooking or overshadowing.

9.4 Impact on the existing character and appearance of the conservation area and adjacent listed buildings

The application site is relatively well screened in wider views through the conservation area, however there are glimpsed views into the site, including a view from the St Edmund's Church churchyard over the brick wall adjacent to St Edmund's School, which provides the impression of an undeveloped interior with trees.

There are other glimpsed views from Belle Vue Road, one of the tarmac parking area and garages and another terminated by a cottage, neither of which are considered particularly significant.

The applicant has provided a Heritage assessment of the site and surrounding area which, together with the reasons for refusal of the previous scheme, has been used to inform the siting, design, scale and massing of the current proposal.

The Heritage Assessment took into account the significance of views into the site from the surrounding area, and the character and settings of listed buildings adjacent to the application site. The Heritage Assessment identified that the southernmost third of the application site is the most sensitive to development, whereas the northern two thirds are less sensitive, and development to create residential units of a modest domestic scale may be acceptable.

The Heritage Assessment also identified that the removal of the row of modern concrete blockwork garages would constitute an enhancement of the site, and provided guidance on what design and materials for new development would be appropriate.

Within the previous consultation response of English Heritage (now Historic England), it was accepted that the application site does not form an historic chequer as was erroneously stated in their previous consultation response. The submitted Heritage Assessment was welcomed, and it was opined the impact of the proposed development from views from the churchyard could be further mitigated by a scheme of planting. The previous consultation response concluded that a scheme of modest domestic scale would be acceptable within the site, however concerns were retained in respect of the impact of the development as proposed on the surrounding conservation area. In its consultation response to the current proposal, Historic England makes no specific comment other than advising the application should be determined in accordance with national and local policy guidance, and on the

basis of the Council's own specialist conservation advice.

In his consultation response the conservation officer stated that he was happy with scale and character of the proposals, with a comment in respect of the loss of historic brick wall within the site. In response to the conservation officer's comments the applicant has submitted revised drawings which retain sections of the wall where feasible (revised drawings submitted 14th December 2015).

Taking into consideration the generally well-screened location of the application site, the reduced overall scale and high quality design of the proposed development which has taken account of important view(s) into the site from the surrounding conservation area and the comments of the conservation officer, it is considered the proposed development would not unduly affect the existing character of the conservation area or the character and setting of adjacent listed buildings.

9.5 Ecological, archaeological and environmental impacts

The proposal has been assessed by the Council's Ecologist who raises no objection, subject to a standard Informative in respect of breeding birds. The proposed development raises no material planning concerns in respect of impacts on nature conservation or protected species.

The Public Protection (Environmental Health) Officer has assessed the proposal and raises no objection subject to Conditions in respect of contaminated land investigation and remediation, working hours (construction) restrictions and no burning during construction.

The Assistant County Archaeologist has previously assessed the results of preliminary archaeological field work investigation of the application site and raised no objection subject to a Condition requiring a written programme of archaeological investigation, and the approval of a programme of archaeological work.

10. S106 contributions & CIL

No S.106 contributions are relevant to the proposed development. The proposed development would be liable for a financial contribution under the Community Infrastructure Levy (CIL), however this is dealt with separately and outside of the planning system.

11. Conclusion

The proposed development constitutes new residential development within the defined limits of development and housing policy boundary of Salisbury, where, except as provided by other policies of the local plan, residential development is acceptable in principle.

The proposed development is considered acceptable in terms of the proposed Highways, access and parking provision and would not result in undue impact on the amenity of neighbouring residents and uses.

The proposed development would not adversely affect the existing character of the surrounding conservation area or the character and setting of adjacent listed buildings.

The proposed development is otherwise considered accordant with the development plan, including local plan policies CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP50

(Biodiversity and Geodiversity), CP57 (Ensuring high Quality Design and Place Shaping), CP58 (Ensuring the Conservation of the Historic Environment) & CP64 (Demand Management) of the Wiltshire Core Strategy, and saved SDLP policies D4, H8, R2, as well as national guidance contained within the NPPF & NPPG.

RECOMMENDATION

That the application is APPROVED, subject to the following Conditions:

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

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

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

Drawing number 0157/PL/01 Rev.A dated 06.11.15, as deposited with the local planning authority on 06.11.15, and

Drawing number 0157/PL/02 Rev.A dated 06.11.15, as deposited with the local planning authority on 06.11.15, and

Drawing number 0157/PL/03 Rev.A dated 06.11.15, as deposited with the local planning authority on 06.11.15, and

Drawing number 0157/PL/04 Rev.C dated 11.12.15, as deposited with the local planning authority on 14.12.15, and

Drawing number 0157/PL/05 Rev.A dated 06.11.15, as deposited with the local planning authority on 06.11.15, and

Drawing number 0157/PL/06 Rev.A dated 11.12.15, as deposited with the local planning authority on 14.12.15.

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

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

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

4. No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall be retained for use at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

5. No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

6. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details and any diversion of the existing storm sewer (if necessary) which currently crosses the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

7. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been undertaken and until:

- a) The Local Planning Authority has been provided with written confirmation that, in the opinion of the developer, the site is likely to be free from contamination which may pose a risk to people, controlled waters or the environment. Details of how this conclusion was reached shall be included.
- b) If, during development, any evidence of historic contamination or likely contamination is found, the developer shall cease work immediately and contact the Local Planning Authority to identify what additional site investigation may be necessary.

In the event of unexpected contamination being identified, all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

Reason: In the interests of public health and safety

8. No construction or demolition shall take place on Sundays or Public Holidays or outside the hours of 07.30 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays.

Reason: In the interests of amenity

9. No burning of waste shall take place on the site during the demolition and construction phase of the development.

Reason: In the interests of amenity

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

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

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

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

INFORMATIVES:

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

The applicant's/landowners' attention is directed to the advice contained in the letter provided by Wessex Water dated 4th November 2014.