

SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 7 APRIL 2016 AT CORONERS COURT, 26 ENDLESS ST, SALISBURY SP1 1DR.

Present:

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

Also Present:

Cllr Graham Wright, Cllr Bill Moss

20 Apologies for Absence

There were none.

21 Minutes

The minutes of the meeting held on 25 February 2016 were presented.

Resolved:

To approve as a correct record and sign the minutes.

22 Declarations of Interest

The following declarations of interest were received:

Cllr Britton noted that one of the applications referred to Selwood Housing, of which he was the Director. This was a personal interest and not a pecuniary.

Cllr Clewer noted that he had previously pushed hard for the Council to develop the Old Manor site as social housing; he would look at this application with a clear mind.

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 **15/09465/FUL: Land Adjoining the Old Manor Hospital, Wilton Road, Salisbury, SP2 7EP**

Public Participation

Mr Sam Hobson (Architect) spoke in support of the application

Mr Steve Godwin (Salisbury BID) spoke in support of the application

Mr Robert Sykes (Local Resident) spoke in support of the application

Cllr's John Lindley and Matthew Dean spoke in support of the application, on behalf of Salisbury City Council

The Senior Planning Officer drew attention to late correspondence, from Highways England, which was circulated at the meeting and introduced the application to demolish the existing extensions to listed building Finch House and remove the existing detached buildings in the vicinity (including Foxley Green previously occupied by the NHS Mental Health Partnership), and construct 71 assisted living extra care units. The scheme would also include associated landscaping, ancillary buildings and uses such as a cafe and communal uses and rooms, including a new convenience store of 422sqm.

This proposal included works to alter the existing vehicular access onto the adjacent A36, which would involve works to the existing boundary walling, including stopping up the existing access, creating a new vehicular access, and creating a pedestrian access.

At this time, it was intended that this proposal would form Phase 1 of part of a much larger development of the surrounding Old Manor site (a total of 5 Phases), including future works to the adjacent Finch House itself (Phase 2). As currently indicated by the suggested masterplan and phasing, Phase 5 would facilitate the creation of a cycle and pedestrian route with the adjacent Windsor Road.

The application was recommended for approval. It was noted that this was a phased development, with phases 1 and 2 for consideration at present.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that by nature of virtue the tunnel attached to Finch House was also listed, however it did not form part of the planning application.

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

The Unitary Division Member, Councillor Clewer then spoke on the application, adding that the local community supported the development of this site. With a low stock of accommodation in Wiltshire, a development of this type would free up many family sized homes across the county. Although he would have liked to see some affordable housing on the site, as this was not possible, the solution of an offsite contribution had been agreed.

The listed buildings on the site were now in such a state of disrepair that if something was not done soon, then they may well fall down. An extra care housing development for this site was fitting due to the medical centre which was already there.

The Committee discussed the application, noting that there had been over 800 letters of support received for this development. Although some mature trees would be removed as part of the development, a vibrant set of buildings would be built in their place. The phased approach to development of the site raised concerns over whether all of the phases would come to fruition.

It was desired that the offsite contribution agreed by the developer should be used to support separate extra care housing in Salisbury and not outside the city in greater Wiltshire. It was suggested that a future proposed extra care housing schemes in the City could benefit from these funds.

It was noted that if during development works the pavement surfacing could be renewed, from the site on Wilton Road down to Fisherton Street, it would be beneficial.

Cllr Clewer moved the Officer's recommendation to approve the application, seconded by Cllr Westmoreland.

Resolved

That subject to a suitable legal agreement being completed, and adjustment to condition 13 of the report to reflect Highways England comments, the application be APPROVED subject to conditions:

SUBJECT TO A SUITABLE S106 LEGAL AGREEMENT WHICH SECURES THE FOLLOWING:

- I) Financial contribution towards the off site provision of affordable housing**
- II) Financial contribution towards waste and recycling provision on site**
- III) Financial contribution towards air quality management in Wilton Road area**
- IV) Financial contribution and provision towards public art on the site**
- V) Submission of a scheme including timing and phasing, for the future enhancement of both listed buildings (Finch House and Avon House) as part of the wider development of the site.**
- vi) Restrict the occupation of the development to assisted living extra care apartments/residential units as defined in the application details,**
- vii) Restrict the operation of the communal facilities on site (excluding the retail shop) so that they are not operated independently from the residential use of the site**

THEN THE SCHEME BE APPROVED BY THE AREA DEVELOPMENT MANAGER, subject to the following conditions:

01 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.

02 Before development commences, full large scale details and samples of the materials to be used for the development, including walls, roofing, architectural details, doors and windows, chimneys, boundary treatments, and hardsurfacing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built out in accordance with the approved details.

REASON: To ensure that the scheme preserves and enhances the Conservation Area and the adjacent heritage assets

03 The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

PLANS

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

**Existing Location Plan 883-100
Existing Topographical Survey 883-101
Existing Site Sections (Sheet 1) 883-102
Existing Site Sections (Sheet 2) 883-103
Existing Photomontage (Phase 1 Areas) 883-104
Proposed Demolition Plan 883-300A
Proposed Location Plan 883-301A
Proposed Landscape Plan 883-302B
Detailed Demolition Plan 883-303
Detailed Demolition Plan 883-304
Detailed Demolition Plan 883-305
Detailed Demolition Plan 883-306
Detailed Demolition Plan 883-307
Boundary Wall Demolition Plan 883-308
Proposed Ground Floor Plan 883-400A
Proposed First Floor Plan 883-401A
Proposed Second Floor Plan 883-402A
Proposed Third Floor Plan 883-403A
Proposed Roof Plan 883-404A
Proposed Site Section (Sheet 1) 883-500
Proposed site Section (Sheet 2) 883-501
Proposed North and East Elevations (Block A&B) 883-502A
Proposed South and West Elevations (Block A&B) 883-503A
Proposed Sections B-B & C-C (Block A&B) 883-504A
Proposed Sections A-A (Block A&B) 883-505A
Proposed Elevations (Block C) 883-506A
Proposed Elevations (Block D) 883-507A
Proposed Elevations (Block C&D) 883-508A
Proposed Façade Details (Block A&B) 883-509A
Proposed Façade Details (Block C) 883-510A
Proposed Façade Details (Block D) 883-511A
Block C and Finch House Junction 883-512A
Existing Finch House Floor Plan 883-600
Existing Finch House Elevations 883-601
Proposed Foul Drainage Strategy 883-700
Proposed Surface Water Drainage 883-706
Proposed entrance gateway adjacent Finch House 883-801
General arrangement Right Turn Lane 4676/001 Rev G
Visibility splay extent – boundary wall demolition - 883-702
REASON: For the avoidance of doubt
Planting/landscaping**

05 The new landscaping/planting scheme shall be in accordance with the approved planting/landscaping plan 'Proposed Landscape Plan' 883-302B (listed above) and all the planting shall be carried out and completed within 2 years of the commencement of the

development, unless otherwise agreed in writing by the Local Planning Authority.

Any trees that are subsequently removed or die within ten years of the date of planting shall be replaced by trees of a species and size indicated on the approved plan, or to as otherwise agreed as part of a replacement planting scheme in writing with the Local Planning Authority.

REASON: To ensure that replacement planting occurs with a suitable timescale in order to soften this and any other development on this site and enhance the wider Conservation Area.

**Retention and protection of Finch House during construction
06 Before any demolition works commence, a detailed scheme of how the remaining part of Finch House is to be retained and protected and made structural stable/secure during and following demolition and construction works, shall be submitted to and approved in writing by the Local Planning Authority. Demolition and construction works, and the agreed remedial works to the remainder of Finch House shall be carried out in accordance with the agreed scheme.**

REASON: To ensure that the historic asset is protected during and after demolition and construction works

Drainage

07 Before the development hereby approved in occupied, the foul/storm drainage as shown on the approved plans 883-706 Rev A & 883-700 Rev B shall be constructed and made available for use, and an ownership and maintenance regime for the drainage shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development has suitable drainage facilities

CEMP

08 No development approved by this permission shall be commenced until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

**REASON: To prevent pollution of the water environment
Transport/Highways**

09. Before development commences, a scheme for the works within the A36T highway system, including traffic management measures within the vicinity of the site and the location and extent of parking restrictions related to the proposed new access and Fountain Way,

shall be submitted to the Local Planning Authority (and Highways England). The development shall not be occupied or brought into use until the submitted scheme has been agreed in writing by the Local Planning Authority in consultation with Highways England, and has been implemented in full.

REASON: In the interest of highway safety

10. Prior to the commencement of the development (excluding demolition works), details of the internal access road and associated paths including its connection with the existing Fountain Way shall be submitted to and approved in writing by the Local Planning Authority, and the road shall be constructed in accordance with those details.

REASON: To ensure that the access road is constructed in a manner consistent with its future use by other parts of the Old manor Hospital complex.

11. Before the dwellings hereby approved are first occupied, all the associated vehicular parking and turning areas, and bicycle storage/parking areas shall be made available for use, and such facilities shall be retained for those purposes in perpetuity.

REASON: To ensure there is sufficient on site residential parking facilities and cycle storage facilities to encourage sustainable travel, and to limit the impact of traffic on the adjacent A36 highway system.

Works to boundary wall and new vehicular access

12. Notwithstanding the details shown on the approved plans, and prior to the commencement of any works on site in respect of the new vehicular access adjacent Porters Lodge, and the proposed pedestrian access in the boundary walling adjacent Finch House, a construction method statement for the demolition and reconstruction of the site boundary wall and new access and visibility splays and associated works, together with tree protection works, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: In interest of the safe operation of the A36 road system and the character of the conservation area and the integrity of the heritage asset.

13. Before the development is first brought into use, the visibility splay as shown on drawing reference 4676/001 G (measured from a point 4.5m back from the carriageway edge along the site access road centreline and 90m to the west A36T carriageway centreline and 90m to the east carriageway nearside edge) shall be cleared of

obstruction to visibility at and above a height of 0.6m above the nearside carriageway level, and thereafter maintained free of obstruction at all times.

Reason: To ensure the safe and efficient operation of the A36T. Stopping up of existing vehicular access onto A36

14.The proposed development shall not be brought into use until the existing vehicular access adjacent Porters Lodge has been stopped up and its use permanently abandoned, and the footway crossing reinstated, in accordance with a detailed scheme to be agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

REASON: In the interest of the heritage asset and character of area, and in the interest of highway safety

CMP FOR COMPOUND

15.No development, including site preparation works, shall commence on site, until a construction traffic management plan has been submitted to and agreed in writing by the Local Planning Authority to include the provision of a temporary site access and compound, to provide a parking area for site operatives and construction traffic and for the storage of plant, equipment and materials to be used in the development hereby permitted. Such temporary access and site compound shall be provided on site in strict accordance with the approved details and shall thereafter be maintained during the course of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the safe operation of the A36 road network and to protect surrounding amenity and the heritage assets on the site Linkage with Windsor Road

16.Within 3 months of the first occupation of any of the residential units forming part of this development, a scheme for the provision and timing of a pedestrian and cycle linkage with Windsor Road along the eastern boundary of the wider Old Manor site, as indicative by the adopted Development Brief via the planned Phase 5 development site (known as the old laundry) shall have been submitted to the Local Planning Authority. A link as approved in writing by the Local Planning Authority shall thereafter be provided and maintained in accordance with the agreed scheme and timing.

REASON: In order to enhance the sustainability of the approved scheme and any subsequent development, and to allow access to the facilities on the Old Manor site to adjacent residents, in accordance with the adopted Development Brief.

Retail shop and associated parking

17.The retail use hereby permitted (the convenience store) shall

only take place (open for trading to the public) between the hours of 0700hrs and 2200hrs. No deliveries shall be made to, or collections made from, the retail unit hereby approved except between the hours of 0730hrs and 1800hrs Monday to Saturdays, with no deliveries or collections on Sundays or Bank/ Public Holidays.

REASON: In the interest of amenity

18. Before the retail use hereby approved first comes into operation (opens to the public), all the associated vehicular parking and turning areas, and bicycle storage/parking areas shall be made available for use, and such facilities shall be retained for those purposes in perpetuity.

REASON: The retail element of the development will increase demand for car parking in the vicinity of the main vehicular access serving the development site. Without adequate controls to prevent inappropriate parking on the A36T, the safe and efficient movement of goods and people along the Strategic Road Network would be compromised.

19. No development shall commence on site until a scheme of acoustic insulation and noise and odour/fume control has been submitted to and approved in writing by the Local Planning Authority. The scheme should specify the acoustic insulation and other measures to be put in place to prevent and control the emission of noise and odour/fumes from the development including noise from ventilation/ extract fans/ refrigeration units/ generators/ deliveries to or from commercial units or communal uses. The approved scheme shall be implemented in full before the development is occupied and maintained at all times thereafter.

REASON: In the interest of amenity

Construction impacts on amenity

20. Notwithstanding the hours stated in the submitted Noise Survey and the submitted Construction Management Plan, no construction or demolition work shall take place on Sundays or Public/ Bank Holidays or outside the hours of 0730hrs to 1800hrs Monday to Friday and 0800hrs to 1300hrs on Saturdays. No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.

REASON: In the interest of amenity

21.No development approved by this permission shall be commenced until an additional Construction Management Plan, which limits the impact of construction works on the operations of surrounding uses including the adjacent Magistrate/Crown Court use on Wilton Road, has been submitted to and approved by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

REASON: To limit the impact of construction works on an adjacent use.

22.Unless otherwise agreed as part of the measures to be agreed as part of the Additional Construction Management Plan, dust management shall be carried out fully in accordance with the submitted Construction Management Plan submitted to the Local Planning Authority on 2nd November 2015.

REASON: In the interest of amenity

Protection of dwellings adjacent main road

23.The development shall not be first brought into use until a scheme for the mechanical ventilation and extraction for residential properties within 15m from the edge of the A36 carriageway has been submitted to and approved in writing by the Local Planning Authority. The ventilation and extraction equipment shall thereafter be maintained in accordance with the approved details. No changes to the ventilation and extraction equipment and flue(s) shall take place, and no other ventilation or extraction equipment shall be installed, without prior written approval from the Planning Authority.

REASON: In order to limit the impact of pollutants from the adjacent A36 road, in the interest of residential amenity

General protection of dwellings

24. Before occupation of the residential accommodation hereby approved, the noise attenuation measures as detailed in Section 5 (Mitigation) of the submitted Hayes McKenzie Partnership Noise Survey dated 26th August 2015 shall be implemented in full.

REASON: In the interest of amenity

Contaminated Land

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

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

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

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

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

INFORMATIVES

Highways matters

The developer should note that the details pursuant to a number of the above conditions will be discussed with Highways England.

Notwithstanding and in addition to this consent, the proposed development will require separate Highway England approval for the construction of the proposed vehicular access and lining and signing on Highways England highway land and the reinstatement of footway which will be subject to entering in to the relevant legal agreement with Highways England. The Applicant is required to obtain this approval before works commence and is therefore recommended to contact Highways England in this respect as soon as possible.

Notwithstanding all other restrictions or regulations, Highways England has indicated that any construction related traffic or works no site works shall avoid the hours of 07:30-09:00 and 16:30-18:00 which corresponds with peak traffic times along the A36. The submission of further details pursuant to the above conditions should therefore reflect this request.

Environmental health matters

With regards the above conditions, the applicant should engage an Acoustic Consultant. The consultant should carry out a thorough background noise survey and noise assessment in accordance with BS4142:2014 (or any subsequent version) and demonstrate that the rating noise level is at least 5dB below the background noise level. All building services plant associated with the development (including air conditioning units, ventilation grilles, extraction systems or other air handling plant etc) shall be so sited and designed in order to achieve a Rating Level (BS4142:2014) of -5dB below the lowest measured background noise level (LA90T) determined at the nearest noise sensitive receptor, when the plant is intended to operate.

At the request of the Local Planning Authority (LPA), the plant operator shall, at their own expense, employ a suitably competent and qualified person to measure and assess, whether noise from the plant meets the specified level. The assessment shall be commenced within 21 days of the notification, or such longer time as approved by the LPA.

We recommend the applicant ensures that the ventilation system discharges vertically at a height of at least 1m above the height of any nearby sensitive buildings or uses and not less than 1m

above the eaves. We recommend the applicant consults the Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (DEFRA 2005.)

26b 15/09519/LBC: Land Adjoining the Old Manor Hospital, Wilton Road, Salisbury, SP2 7EP

Information on this application was included in the previous presentation for 15/09465/FUL.

Cllr Clewer moved the Officer's recommendation for approval, seconded by Cllr Westmoreland.

Resolved:

The application be APPROVED subject to conditions:

01 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.

PLANS

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

Existing Location Plan 883-100

Existing Topographical Survey 883-101

Existing Site Sections (Sheet 1) 883-102

Existing Site Sections (Sheet 2) 883-103

Proposed Demolition Plan 883-300A

Proposed Location Plan 883-301A

Detailed Demolition Plan 883-303

Detailed Demolition Plan 883-304

Detailed Demolition Plan 883-305

Detailed Demolition Plan 883-306

Detailed Demolition Plan 883-307

Boundary Wall Demolition Plan 883-308

Proposed entrance gateway adjacent Finch House 883-801

REASON: For the avoidance of doubt

Retention and protection of Finch House during construction

03 Before any demolition works commence, a detailed scheme of how the remaining part of Finch House is to be retained and protected and made structural stable/secure during and following demolition and construction works, shall be submitted to and approved in writing by the Local Planning Authority. Demolition and construction works, and the agreed

remedial works to the remainder of Finch House shall be carried out in accordance with the agreed scheme.

REASON: To ensure that the historic asset is protected during and after demolition and construction works

Works to boundary wall and access points

04 Before any works associated with the matters listed below are commenced, large scale details and details of the materials and works associated with the matters shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details:

a) the removal of part of the boundary walling to create the new vehicular access adjacent Porters Lodge, and

b) the works associated with the proposed pedestrian access in the boundary walling adjacent Finch House, and

c) the stopping up of the existing vehicular access adjacent the Porters Lodge

Reason: In interest of the character of the conservation area and the integrity of the heritage asset.

05 No works authorised by this consent shall commence until planning permission for the redevelopment scheme subject of planning application 15/09465/ful has been formally approved and formally commenced.

REASON: The works subject of this listed building consent are also integral to the redevelopment scheme subject of a separate planning application, and as part of this separate process, the large scale of the demolition works would have wider highway, environmental health, environmental, and heritage impacts, and may therefore require mitigation before development commences.

INFORMATIVES

Separate Highways and planning consent matters

Notwithstanding and in addition to this LBC consent, the proposed redevelopment of the wider site will require planning permission and the separate Highway England approval for the construction of the proposed vehicular access and lining and signing on Highways England highway land and the reinstatement of footway which will be subject to entering in to the relevant legal agreement with Highways England.

The Applicant is required to obtain these approvals before works commence and is therefore recommended to contact Highways England in this respect as soon as possible.

26c 16/00831/FUL: Paddock View, The Street, Teffont, Wiltshire, SP3 5QP

Public Participation

Lisa Witcher spoke in objection to the application

Mr T Pegrum spoke in objection to the application

Mr Nicholson spoke in objection to the application

David Wood spoke on behalf of Teffont Parish Council

The Senior Planning Officer introduced the application for the demolition of an existing bungalow and construction of a replacement dwelling with associated works, at Paddock View. The application was recommended for approval. It was noted that the site was accessed via a shared driveway leading from the street, and a public footpath also extends along the shared driveway along the northern boundary. The site was within the Cranborne Chase AONB and Conservation Area.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that whilst the dormer windows faced north, it was considered that the replacement dwelling would not unduly impact upon residential amenity.

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

A representative from Teffont Parish Council spoke in objection to the application, due to the size, style and height. However the parish council noted that it did not object to principle development of the site, but did not support this application and would like to see a like for like bungalow in its place.

The Unitary Division Member, Councillor Wayman then spoke on the application, adding that what was once a 1930's bungalow would now be a two storey house, sitting higher on the hillside. No consideration had been given to the Village Design Statement where it was specific on the design of dormer windows. New buildings should be complimentary to existing character of the village.

The Committee discussed the application, noting that the design matched an already approved development in the village. It was sympathetic that site traffic would need to use the shared driveway, which may cause further damage to fencing and obstructions during deliveries for the neighbouring residents. The application would need to adhere to standard hours as part of the loading and unloading of materials in the conditions, and damage to neighbouring property would be a civil matter.

Resolved

The application be APPROVED subject to conditions:

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

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

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

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

3) No development shall commence on site until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

4) 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 include details of the following:

- a) the parking of vehicles of site operatives and visitors;**
- b) loading and unloading of plant and materials;**
- c) storage of plant and materials used in constructing the development;**
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- e) wheel washing facilities;**
- f) measures to control the emission of dust and dirt during construction;**
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works;**
- h) measures for the protection of the natural environment;**
- i) hours of construction, including deliveries**

The approved Statement shall be adhered to throughout the construction period.

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.

5) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

" a detailed planting specification showing all plant species, supply and planting sizes and planting densities;

" all hard and soft surfacing materials

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order to ensure a satisfactory landscaped setting for the development, in the interests of visual amenity and the character and appearance of the area.

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

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

7) No development shall commence until large scale detailed elevation and section plans of the dormer windows 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area, to ensure that the development is appropriately detailed due to its location within the conservation area.

8) All windows shall be of timber. No paint or stain finish shall be

applied to external timber until details of the paint or stain to be applied 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. All windows shall remain as timber in perpetuity.

REASON: In the interests of visual amenity and the character and appearance of the area, to ensure that the development is appropriately detailed due to its location within the conservation area.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

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

REASON: To safeguard the character and appearance of the area and in the interests of residential amenity.

11) The dwelling hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. The dwelling shall not be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

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

Plan Ref: CHP/01 1:1250 Site Location Plan, received by this office 10/02/2016

Plan Ref: CHP/14 Site & Roof Plan, received by this office 10/02/2016

Plan Ref: CHP/15 North & West Elevation, received by this office

10/02/2016

Plan Ref: CHP/16 Side & Rear elevations, Ground floor and first floor plan, received by this office 27/01/2016

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

INFORMATIVE: Material samples

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

INFORMATIVE: External lighting

**In considering any proposed external lighting, the applicant should comply with the Cranborne Chase and West Wiltshire Downs AONB position statement on Light Pollution available from:
http://www.ccwwdaonb.org.uk/projects/pub_other.htm**

INFORMATIVE: Public right of Way

A public footpath (TEFF7) runs along the access road and past the front of the property. This has a definitive width of up to 2 metres and all public rights must be safeguarded. The footpath should be kept clear and accessible to members of the public at all times during and after development.

INFORMATIVE: Wiltshire Fire & Rescue

The applicant should be made aware of the letter received from Wiltshire Fire & Rescue Service regarding advice on fire safety measures. This letter can be found on the application file which can be viewed on the council's website against the relevant application record.

INFORMATIVE: CIL

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require

further information or to download the CIL forms please refer to the Council's Website
www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

26d 15/11244/FUL: Local Centre, Old Sarum, Salisbury, SP4 6BY

Public Participation

Mr Ronnie Hutchinson spoke in objection to the application

Penny Joyce (Old Sarum Community Coordinator) spoke in objection to the application

Sharon Burgess (Salisbury Medical Practice) spoke in support of the application

Mr David Burton spoke in objection on behalf of Laverstock & Ford parish council

The Senior Planning Officer introduced the application for the erection of three storey building comprising of 21 affordable housing apartments with parking, bin & cycle stores, associated infrastructure (alterations to S/2012/1829). The application was recommended for approval. It was noted that the community space which originally included a Doctors surgery was now proposed to be replaced by affordable housing.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was clarified that affordable housing could not be considered 'community use' and therefore could not replace a doctors surgery or other deemed suitable 'community use' alternatives if there had been insufficient marketing of the vacant space, as 'community use'.

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

A representative Laverstock & Ford Parish Council spoke in objection to the application on the grounds that there had been no attempt to market the space as a doctor's surgery to other interested parties. It was felt that there was massive interest in having a community facility in the space rather than housing. There was huge objection from local residents and parish councils to the proposals.

The Unitary Division Member, Councillor McLennan then spoke on the application, adding that in the beginning there was a local plan where 630 houses were welcomed. Councillors agreed to the master plan and Persimmon's agreed that a doctor's surgery would be included. He had been in discussions with another surgery in the city which had expressed interest in the site. There was huge public need for a doctor's surgery as the amount of people living in the community now equated for 3 doctors.

The Committee discussed the application, noting that the site was always intended for community use, specifically as a doctor's surgery. It was felt that the correct process should be followed and the site should be marketed as so, to give the community time to find an alternative.

Cllr McLennan moved for refusal against the officer's recommendation, this was seconded by Cllr Tomes.

Resolved

The application be REFUSED for the following reasons:

The wider Old Sarum development was permitted on the basis that it would be served by a number of community facilities, including a doctor's surgery. The S106 legal Agreement associated with the development requires a suitable scheme of marketing in respect of a doctor's surgery use and an alternative community use, prior to a scheme being submitted for a residential or other non-community use. Adopted Wiltshire Core Strategy (WCS) policy CP49 indicates that proposal's involving the loss of community uses will only be permitted as a last resort where it has been proven that the community use is no longer economically viable and where all other options have been exhausted.

Whilst some marketing appears to have been undertaken in relation to a doctor's surgery use, no alternative marketing scheme has been formally submitted relating to the use of the space for an alternative community use. It is not clear whether the ground floor space has been marketed in a flexible and open manner, or at an appropriate price which reflects the desire for a community use of the space, and which takes account of the likely future demand for a community uses as a result of a growing population in the Old Sarum area. Furthermore, the evidence submitted and the public consultation process has been challenged by several third parties and local Parish Councils, and hence, the robustness of the applicant's evidence is unclear at this time.

Whilst the provision of affordable housing is supported by policy CP43 of the WCS, the additional seven housing units being proposed are not considered to be a suitable replacement for a community facility, particularly as the additional housing will create a need and demand for additional facilities, whilst reducing the available space for any such community uses to be provided within the growing community.

The Local Planning Authority therefore remains to be convinced that the aims of the associated S106 Agreement have been fully complied with or that the requirements of policy CP49 in relation to the

submission of a comprehensive marketing plan have been fully addressed. Consequently, the current proposal is considered to be contrary to the aims and criteria of the original housing allocation and saved policy H2D, the associated S106 Agreement, and contrary to policy CP49 of the WCS, and the aims of the NPPF to promote the retention and development of community facilities.

26e 15/10727/FUL: Emmotts Farm, Grimstead Road, West Grimstead, SP5 3RQ

Public Participation

Mr Eric Daffern spoke in support on behalf of Grimstead parish council

The Senior Planning Officer introduced the application for alterations, extensions, and conversion of existing Staddle Stone barn and attached stable to form three bedroom dwelling with creation of associated garden. Alterations and extension of Victorian barn to create stables, garaging and workshop. Associated works including removal of lean-to structures within yard area. The application was recommended for approval. It was noted that a restricted occupancy condition was contained in the report.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that the use of the stables was tied to the dwelling.

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

A representative from Grimstead Parish Council spoke in support of the application.

The Unitary Division Member, Councillor Britton moved Officer's recommendation for approval, seconded by Councillor Westmoreland.

Resolved

The application be APPROVED subject to conditions:

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.

The equestrian and agricultural farm yard and buildings as shown on plan 784-20-21 (and hatched in red) shall not be occupied at any time other than for purposes ancillary to the residential use of the main

dwelling hereby approved, known as the Staddle Stone Barn, Emmotts Farm, Grimstead Road, West Grimstead SP5 3RQ. There shall be no subdivision of the planning unit.

Reason: To ensure that the residential property known as the Staddle Stone Barn is not occupied by anyone who is not associated with the existing farm and equestrian use at Emmotts Farm, in the interests of future amenities.

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

Planning Statement October 2015, Pegasus Group, received 28/10/15
Design and Access Statement, Favonius Architects, received 28/10/15
Heritage Statement August 2015, Elaine Milton, received 28/10/15
Structural Viability Report 7463:01 14/4/15 received 28/10/15
Chalkhill Environmental Consultants, Bat Survey 578-15 15/16 July 2015, received 28/10/15
Response from Jan Freeborn, Project Ecologist, Chalkhill Environmental Consultants, received 11/1/16
Photos of Victorian Barn (stables) roof received 11/2/16 from Mr. S Lock
Site Plan, 784-20-05 Jul 2015, received 28/10/15
Block Plan, 784-20-07 Jul 2015, received 28/10/15
Location Plan, 784-20-06A Jul 2015, received 3/11/15
Drainage Plan, 784-20-19 Aug 2015, received 28/10/15
Ground Floor Plan, 784-20-01A July 2015, received 9/2/16
First Floor Plan and Roof Plan, 784-20-02 Jul 2015, received 28/10/15
Sketch Sections, 784-20-08 July 2015, received 28/10/15
Sketch Section C-C, 784-20-22 Feb 16, received 2/2/16
Typical Window Detail and Rooflight Detail, 784-20-11A, received 2/2/16
Stable Elevations, 784-20-04B Jul 15, received 14/3/16
Proposed Elevations, 784-20-03 Jul 2015, received 28/10/15
Door Details Utility Door D04, 784-20-09 Jul 2015, received 28/10/15
Door Details D05, D06, 784-20-14 Jul 2015, received 28/10/15
Door Details Breakfast Room French Door D03, 784-20-10 Jul 15, received 28/10/15
Door Details D01, 784-20-13 Jul 15, received 28/10/15
Door Details D02, 784-20-12 Jul 15, received 28/10/15
Stable Doors, 784-20-15 Jul 2015, received 28/10/15
Staddle Stone Barn and Extent of Associated Equestrian/Farm Yard, Buildings and Garden Area, 784-20-21 Dec 2015, received 3/12/15

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

No construction or demolition work shall take place on Sundays or

Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays

Reason: In the interests of neighbouring amenities

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.

The development hereby approved shall be carried out in accordance with the recommendations made in section 7 of the Bat Survey report dated 15/16 July 2015 prepared by Chalkhill Environmental Consultants, as already submitted with the planning application and agreed in principle with the local planning authority before determination.

REASON: To ensure adequate protection and mitigation for protected species.

Only low-height, downward directional and passive infrared sensor lights shall be used on the east elevation of the barn conversion (Staddle Stone Barn) and the western elevation of the converted stables/garades/workshop building (Victorian Barn) and no external lighting shall be installed to the southern elevation of the adjacent Hay Barn, unless otherwise agreed in writing with the local planning authority. No other external lighting shall be installed on these elevations without the prior approval of the Council's Ecologist.

REASON: To maintain the farmyard as a dark corridor for foraging/commuting Natterer's and Common pipistrelle bats using the Hay Barn, and to limit the amount of light spillage into the site that may affect other foraging/commuting bats using the site, including Brown long-eared bats.

Before development takes place, details of the provision of bat

roosting features into the converted buildings shall be submitted to the local planning authority for approval, including a plan showing the locations and types of features. The approved details shall be implemented before the dwelling hereby approved is first occupied.

REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with paragraph 118 of the National Planning Policy Framework.

The development hereby approved shall be carried out in accordance with the designs for swallows depicted in the drawing 784-20-04B Stable Elevations and the photograph submitted on 11th February 2016 by Mr. S Lock showing that swallows would continue to be able to access the roof space in the converted barn.

REASON: To ensure adequate protection and mitigation for protected species.

INFORMATIVES:

Archaeological 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.

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

Please note that this consent does not override the statutory protection afforded to any protected species. All British bat species are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. If bats are discovered, all works should stop immediately and a licensed bat worker should be contacted for advice on any special precautions before continuing (including the need for a derogation licence from Natural England). Please also be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the Council Ecologists.

The applicant's attention is drawn to the comments on the website made by the drainage officer regarding foul and surface water drainage and the use of the treatment plant.

Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way in the vicinity of the site Macks Lane (GRIM21) forms the east boundary to the site.

The property would be accessed by a public footpath known as Macks Lane (GRIM21). This is not recorded as a public vehicular highway. The only recorded public rights along it are on foot. In order to drive a vehicle along Macks Lane, the new householder would need to have a demonstrable private right of vehicular access and it is an offence to drive along a public footpath without lawful authority. Vehicular users are warned that they do so at their own risk and should be aware that if they do not have a vehicular right there is no guarantee that they will be able to continually access the property with vehicles.

The developer would be strongly encouraged to ensure that the converted buildings meet either the "very good" BREEAM standard or any such equivalent national measure of sustainable building which replaces that scheme. Please refer to Core Policy 41.

John Mills spoke on behalf of Durrington parish council

The Senior Planning Officer introduced the application for the installation of an Automatic Teller Machine (ATM) on the front elevation of the building facing onto Bulford Road. Permission was previously granted in 2004 but the works have not been implemented. The proposal also incorporates advertisements associated with the ATM which are subject to an accompanying Advertisement Consent Application (15/12231/ADV). The application was recommended for approval.

Members of the Committee then had the opportunity to ask technical questions of the Officers. It was noted that the applicant had been approached to see if it was viable for the machine to be situated on the other side of the shop facing New Road, but had advised that they did not have the time to carry out the survey needed prior to the committee meeting, and so wished to proceed.

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

A representative from Durrington Parish Council spoke on the application, noting that they wished for the machine to be located on the New Road side of the shop to alleviate traffic stopping near the crossing, on Bulford road to use the machine, as it was felt that people would then park in the car park which could be entered from New Road.

The Unitary Division Member, Councillor Graham Wright, had been in attendance at the start of the meeting, had been given the opportunity to address the Committee before he had to leave to attend a meeting elsewhere. He was opposed to the position of the cash machine, which was proposed for installation directly opposite the crossing on Bulford Road side of the Coop, due to safety issues associated with vehicles parking on double yellow lines to use the machine. He asked that the applicant install the ATM on the New Road side of the building instead.

The Committee discussed the application, noting that the ATM would be better positioned on the New Road side of the building to alleviate parking on the roadside.

Resolved

The application be REFUSED for the following reasons:

By virtue of the positioning of the ATM directly opposite a main road with crossing point and parking restrictions, the proposal may result in dangerous parking in association with use of the ATM that would result in significant detriment to highway safety and amenity of the area, the proposal is contrary to the guidance contained within Core Policy 57 of

the Wiltshire Core Strategy and the National Planning Policy Framework.

26g 15/10868/LBC: Emmotts Farm, Grimstead Road, West Grimstead, SP5 3RQ

The Senior Planning Officer had addressed this application for LBC in her earlier presentation; to alter, extend and convert the existing Staddle Stone barn and attached stable to form a three bedroom dwelling with a garden area. The Victorian barn would also be altered and extended to create stables, garaging and a workshop, as part of the new residential curtilage. Associated works include removal of modern lean to structures in the yard. Access to the dwelling would be from the existing farm access, which has been used to access the farm for more than 20 years. Foul drainage would be to a package treatment plant, as the levels on the site require pumps and a pump chamber. The application was recommended for approval.

Resolved

The application be APPROVED subject to conditions:

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.

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

**Planning Statement October 2015, Pegasus Group, received 28/10/15
Design and Access Statement, Favonius Architects, received 28/10/15
Heritage Statement August 2015, Elaine Milton, received 28/10/15
Structural Viability Report 7463:01 14/4/15 received 28/10/15
Chalkhill Environmental Consultants, Bat Survey 578-15 15/16 July 2015, received 28/10/15
Response from Jan Freeborn, Project Ecologist, Chalkhill Environmental Consultants, received 11/1/16
Photos of Victorian Barn (stables) roof received 11/2/16 from Mr. S Lock
Site Plan, 784-20-05 Jul 2015, received 28/10/15
Block Plan, 784-20-07 Jul 2015, received 28/10/15
Location Plan, 784-20-06A Jul 2015, received 3/11/15
Drainage Plan, 784-20-19 Aug 2015, received 28/10/15
Ground Floor Plan, 784-20-01A July 2015, received 9/2/16
First Floor Plan and Roof Plan, 784-20-02 Jul 2015, received 28/10/15**

Sketch Sections, 784-20-08 July 2015, received 28/10/15
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Door Details Breakfast Room French Door D03, 784-20-10 Jul 15,
received 28/10/15
Door Details D01, 784-20-13 Jul 15, received 28/10/15
Door Details D02, 784-20-12 Jul 15, received 28/10/15
Stable Doors, 784-20-15 Jul 2015, received 28/10/15
Staddle Stone Barn and Extent of Associated Equestrian/Farm Yard,
Buildings and Garden Area, 784-20-21 Dec 2015, received 3/12/15

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

Notwithstanding the approved drawings, the building shall be stripped back to its frame and the roof tiles and weatherboarding shall be removed. No further works shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) A full photographic survey including analysis and photographic record of the existing frame (in situ and unrepaired) and floor and an accompanying schedule of works identifying those timbers to be either repaired, removed or scarfed. Evidence of overriding structural reasons will be required in the schedule to justify removal of historic timbers.
- (ii) A site visit with the Conservation officer shall be arranged, to agree the schedule of works, before any further works take place. The works shall then be carried out in accordance with the details and schedule of works to be approved in writing.

REASON: The timber frame and floor is of historic interest in its own right. Their retention is in the interest of preserving the character and appearance of the listed building.

Notwithstanding the approved drawings, no works (including deconstruction) shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) Full details and samples of external materials including samples of the plain clay roof tiles, natural slate, handmade bricks and details of the timber cladding (including treatment) for the walls.

ii) Full details of the glazed balustrades for the south and west elevations

iii) A section through the eaves to show the gutters and eaves detailing (1:10 section)

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

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

No walls shall be constructed on site, until a sample wall panel, not less than 1 metre square, has been constructed on site showing the brick type and mortar joint, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: in the interests of visual amenity and the character of the listed building.

All new windows and doors hereby approved shall be timber, in accordance with the approved plans and details. Any rooflights shall be conservation style rooflights.

REASON: in the interests of visual amenity and the character of the listed building.

INFORMATIVES:

Please note that this consent does not override the statutory protection afforded to any protected species. All British bat species are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. If bats are discovered, all works should stop immediately and a licensed bat worker should be contacted for advice on any special precautions before continuing (including the need for a derogation licence from Natural England). Please also be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the

Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the Council Ecologists.

26h 15/12231/ADV: Co-op Food, 65 Bulford Road, Durrington, SP4 8DL

The Senior Planning Officer had covered this application for ADV in his earlier presentation.

Resolved

The application be REFUSED for the following reasons:

The advert subject of this application relates to an ATM (cash machine), which was itself subject of a separate planning application ref 15/11944/FUL, which has been refused on highway safety grounds by the LPA. As a result, the proposed advert would not be required or necessary, and it would therefore be contrary to the aims of Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

27 Urgent Items

There were no urgent items

(Duration of meeting: Times Not Specified)

The Officer who has produced these minutes is Lisa Moore, of Democratic Services, direct line (01722) 434560, e-mail lisa.moore@wiltshire.gov.uk

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

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