

Date of Meeting	13 October 2016
Application Number	16/07232/FUL
Site Address	7 Wilton Road Salisbury Wiltshire SP2 7ED
Proposal	Change of use and conversion to 4no. residential dwellings. Alterations to existing cottage.
Applicant	Mr D Slade
Town/Parish Council	SALISBURY CITY
Electoral Division	ST PAULS – Cllr Richard Clewer
Grid Ref	413709 130341
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application has been called in to the Southern Area Committee by local ward Member Cllr Richard Clewer due to concerns in respect of car parking provision and the impact of the proposed development on the surrounding area.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved, subject to Conditions.

2. Report Summary

- I. Principle of the proposed development
- II. Scale, design and materials
- III. Impact on the amenity of neighbours
- IV. Highways considerations

Salisbury City Council supports the application, and states: *“This is a highly accessible location, within walking distance of the city centre and with all amenities close at hand. It could hardly be better in terms of access to public transport links, both bus and rail, and there is a Co-Cars car share vehicle available in a York Road parking bay just a few minutes’ walk away. Residents should be encouraged not to own their own cars at this location, since residents parking is a major issue, as is traffic congestion and air quality.*

Policy 8 in WC's LTP3 Smarter Choices Strategy is to support and promote car club developments where appropriate opportunities arise and to expand car clubs to meet demand, particularly where Section 106 funding is available to support this. In view of this policy it could be a condition of the development, that the developer pays for initial membership of Co-Cars for those residents who qualify for membership in order to encourage residents to take up this option."

Nine representations were received from third parties, each was in objection to the proposal on grounds of inadequate parking provision. A representation was received from the adjoining Fisherton Working Mens' Club raising concerns that the use of their existing smoking shelter would be incompatible with the residential use of the building, and comments in respect of overlooking.

There are no objections from consultees in respect of the proposed development.

3. Site Description

Number 7 Wilton Road is a former public house located to the north of Wilton Road, just off the St Pauls roundabout. The building is not listed and is not within the designated conservation area. The main building is of two storey form with accommodation at second floor level within the Mansard style roof and forms part of a terraced row that constitutes a mix of commercial and residential uses.

To the rear of the main building are a range of semi-derelict adjoining outbuildings and an existing 1 bedroom cottage of two storey form.

4. Planning History

S/1987/0010 CONVERSION OF LOUNGE TO LICENSED BAR

S/2003/2190 ERECT EXTERNAL STEEL FIRE ESCAPE STAIRCASE AT REAR

5. The Proposal

The application proposes the change of use of the former public house and conversion to 4 x residential apartments. Also proposed are alterations to the existing adjoining cottage to the rear.

6. Local Planning Policy

Wiltshire Core Strategy Core Policies CP1, CP2, CP20, CP35, CP39, CP40, CP49, CP50, CP57, CP61, CP64

Saved local plan policy PS1

NPPF & NPPG

7. Summary of consultation responses

WC Highways – No Highway objection, recommend that cycle parking facilities be provided

Highways England – No objection

WC Ecology – No objections

Public protection officer – No objection, subject to Conditions
Wilts Fire & Rescue – Standard letter of advice received
Salisbury City Council – Support the proposed development

Nine representations were received from third parties, each was in objection to the proposal on grounds of inadequate parking provision. A representation was received from the adjoining Fisherton Working Mens' Club raising concerns that the use of their existing smoking shelter would be incompatible with the residential use of the building, and comments in respect of overlooking. Additionally, an objection to the closure of the pub was received from a representative of CAMRA.

8. Publicity

The application was publicised via neighbour notification letters and a site notice displayed at the front of the building.

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. The main considerations in the determination of this application consist of:

Principle of the proposed development

The existing authorised use of the building is a public house. The building is located within the settlement boundary of the city of Salisbury where residential development and redevelopment is considered acceptable in principle, as set out within Core Policies CP1, CP2 & CP20 of the adopted Wiltshire Core Strategy, and saved local plan policy H8 of the Salisbury District local plan.

The application building last traded as a public house known as 'Bacchus' and is set out as a bar at ground floor level, with bedrooms at first and second floor levels which it is understood have been rented out as long term lets to single people.

To the rear of the main building are a range of semi-derelict adjoining outbuildings and an existing 1 bedroom cottage of two storey form.

It is understood from the applicant that the former public house ceased trading approximately 1 year ago. The property has been offered for sale and marketed by two local estate agents (Wooley & Wallis and Middleton & Major) over the past 12 months, with no interest from pub operators, companies or individuals looking to run a pub or restaurant use, or any other community facility or use (see Marketing report produced by DS Land Ltd, submitted by the applicant and attached to this report as an Appendix).

Loss of the use of the building as a public house

In respect of the loss of the use of the building as a public house, Core Policy CP49 deals with the protection of community facilities (and rural services). Within CP49 there are policy measures to prevent/resist the unwarranted loss of public houses outside of

settlements, which includes safeguards and measures to ensure that there is no demand or viability for the continuing use of the building as a public house or as an alternative community facility, however this policy is intended to protect community facilities in rural villages and those located within the countryside, it does not apply to former public houses within larger settlements such as Salisbury. Within the adopted Wiltshire Core Strategy there is no policy context whereby the change of use of public houses within settlements are resisted or require viability/marketing evidence to be provided in justification. However, in spite of this the applicant has provided a Marketing report produced by DS Land Ltd, submitted by the applicant (attached to this report as an Appendix) which shows that the public house (which ceased trading approximately 1 year ago) has been offered for sale and marketed by two local estate agents (Wooley & Wallis and Middleton & Major) over the past 12 months, with no interest from pub operators, companies or individuals looking to run a pub or restaurant use, or any other community facility or use.

The application site is not listed as an Asset of Community Value, and has not been nominated for consideration for listing as an Asset of Community Value.

Loss of the use of the building as an employment use

In respect of the loss of the use of the building as an employment use, Core Policy CP35 deals with existing employment sites. CP35 relates only to the retention of B1, B2 and B8 employment uses and is not considered relevant to this application (public houses fall within Use Class A4). Therefore the change of use of the former public house and consequent loss of the use of the site as an employment use is not considered discordant with the Core Strategy's policy stance on employment.

Taking into account the policy context set out within the adopted Wiltshire Council Core Strategy, saved local plan policies and the guidance provided by the NPPF & NPPG the proposed change of use of the former public house to residential dwellings is considered acceptable in principle.

Scale, design and materials

The proposal is to change the use and convert the ground floor pub into a 2 bedroom flat. Proposed alterations to the upper floors will create a further two 2 bedroom flats above within the existing residential letting accommodation (one each at first floor and second floor levels).

Additionally, the application proposes that the single storey extension to the rear of the pub, currently WCs, will be demolished and the existing outbuildings will be renovated and alterations carried out to create a new 2 bedroom single storey dwelling adjacent to the existing 1 bedroom cottage (to be refurbished and modernised).

The existing sheds to the rear of the pub are to be demolished allowing room to create a modest private garden for the existing cottage and the new single storey dwelling. There will also be a modest communal courtyard area for the 3 flats which will allow space for the drying of washing etc.

A new communal cycle and bin store will be erected adjacent to the communal courtyard.

External alterations to the main building are limited to the rear elevation, where redundant single storey elements are to be removed and a new external staircase is to be added.

The proposed development is considered acceptable in terms of the alterations to the main building and existing cottage, and in terms of the scale, design and materials of the proposed new single storey dwelling.

Impact on the amenity of neighbours

The residential use of the building and associated outbuilding(s) is considered compatible with adjoining and surrounding residential and other commercial uses.

The Public protection officer has visited the site and assessed the proposal, with particular regard to the concerns of the Fisherton Working Mens' Club in respect of the smoking shelter. The Public Protection officer raises no objection to the proposed, subject to Conditions in respect of noise mitigation and other standard measures.

Taking into consideration the existing residential use of the first and second floors of the main building, and the authorised residential use of the existing attached two storey cottage (unit 5), and taking into consideration the modest single storey scale of the proposed new dwelling (unit 4) linking the main building to the cottage at the rear (having no window or door openings within the rear (east) elevation, and the general compatibility of the proposed residential use of the site with adjoining and surrounding residential and other uses, it is considered the proposed development would not unduly conflict with, interfere or overlook adjoining uses or occupiers to the detriment of amenity.

Highways considerations

The proposed development makes no provision for car parking, however the Highways officer has assessed the proposal and considers the site is situated in a sustainable location close to the City centre, within easy walking of public transport and other local facilities, thus minimising the need for a private car.

The Highways officer therefore raises no Highway objection on grounds of lack of allocated car parking on the site but recommends that cycle parking facilities be provided (as set out in the proposed drawings). As the site fronts onto the A36 Trunk Road, Highways England were consulted on the proposal and provided a consultation response raising no objection.

It is of note that in addition to the above, in their consultation response Salisbury City Council has said:

'SCC supports this application. This is a highly accessible location, within walking distance of the city centre and with all amenities close at hand. It could hardly be better in terms of access to public transport links, both bus and rail, and there is a Co-Cars car share vehicle available in a York Road parking bay just a few minutes' walk away. Residents should be encouraged not to own their own cars at this location, since residents parking is a major issue, as is traffic congestion and air quality. Policy 8 in WC's LTP3 Smarter Choices Strategy is to support and promote car club developments where appropriate opportunities arise and to expand car clubs to meet demand, particularly where Section 106 funding is available to support this. In view of this policy it could be a condition of the development, that the developer pays for initial membership

of Co-Cars for those residents who qualify for membership in order to encourage residents to take up this option.'

The Council's Transport officer has confirmed that if the application were to be granted, future occupiers of the proposed new flats would not be entitled to residents' parking permits for the surrounding area.

Officers are of the opinion that retaining the existing building(s) as proposed in this application would be preferable to the potential redevelopment of the site (involving the loss of the buildings) to accommodate an alternative scheme with off street parking provision.

Taking into consideration the location of the application site, being situated in a sustainable location close to the City centre and within easy walking of public transport and other local facilities, and the provision within the site of cycle storage facilities to serve the development, the lack of provision of off-street parking is considered acceptable.

10. S106 contributions

None are relevant to the proposed development

11. Conclusion

The proposed development provides an appropriate new residential use for the former public house and associated land/outbuildings that is considered acceptable in principle and would not result in undue impacts on neighbouring occupiers or uses.

RECOMMENDATION

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

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

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

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

Drawing number 1314181/02 dated 22.04.16, as deposited with the local planning authority on 09.08.16, and

Drawing number 1314181/04 dated 22.04.16, as deposited with the local planning authority on 09.08.16, and

Drawing number 1314181/03 dated 22.04.16, as deposited with the local planning authority on 09.08.16, and

Drawing number 1314181/01 dated 15.07.16, as deposited with the local planning authority on 09.08.16.

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

3. Before first occupation of each unit of the development hereby approved, noise attenuation measures (i.e. good quality double glazing and installation of Mechanical Ventilation Heat Recovery System) as detailed in Section 1.4 and 10.11 of the submitted Noise Impact Assessment dated July 2016 (reference IMP4796-1) shall be implemented in full and shall be maintained at all times thereafter.

Reason: To ensure adequate noise mitigation measures are incorporated into the development, in the interests of amenity.

4. 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: To ensure adequate noise mitigation measures are incorporated into the development, in the interests of amenity.

5. No burning of waste or other materials shall take place on the development site during the demolition/construction phase of the development.

Reason: To ensure adequate noise mitigation measures are incorporated into the development, in the interests of amenity.

Informative for CIL:

The development hereby approved may be liable for CIL. The Community infrastructure levy (CIL) is a charge that local authorities in England can place on development in their area. The money generated through the levy will contribute towards the funding of infrastructure to support growth. Further information in respect of liability for CIL can be found on the Council's website via the following link:

<http://www.wiltshire.gov.uk/planninganddevelopment/dmcommunityinfrastructurelevy.htm>