

**SOUTHERN AREA PLANNING COMMITTEE 23RD AUGUST 2012
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

Agenda Item 7

**Plan List Item 1 S/2012/0628/Full – Variation of planning consent S/2012/0013 to demolish existing cottages and erect replacement dwelling with detached garage block (dwelling to be reversed, lean-to garden store to garage block and repositioning of garage block, dwelling roof pitch and material change)
At Meadow View Cottages, Winterbourne Earls, Salisbury. SP4 6HE**

On the advice of the Council's legal officer the reason for refusal has been amended as follows:

(1) The site is within open countryside, a special landscape area and conservation area. Policy H30 requires replacement dwellings to be of a similar size to the existing and policy CN8 requires development to preserve or enhance the existing character of the area. The supporting documentation submitted with the application advised that the cottages were probably farm labourer housing for the estate and that 'a replacement for the cottages could enhance the conservation area if it were an appropriate form of development that respected the historic character and pattern of development'. The single replacement dwelling approved under S/2012/0013 is on a similar footprint to the existing cottages; has a similar bulk and mass and is considered to preserve the character and appearance of the conservation area. The proposed building is now substantially larger than previously approved, due to **the depth of the building**, the increase in roof pitch and ridge height. The overall appearance changes from the appearance of a modest cottage to a substantial dwelling with a suburban character which is not considered to preserve or enhance the rural character and appearance of the conservation area, contrary to policies G1, G2, D2, C2, C6, CN8, CN11, H30 of the Salisbury District Local Plan (which are 'saved' policies of the adopted South Wiltshire Core Strategy) and guidance within the NPPF (**paragraphs 61, 64 and 135**).

The following correspondence has been received since the writing of the Committee Report from the Agent: **Appendix1**

Appendix 1

LATE CORRESPONDENCE, SAC.
FROM AGENT

Nigel Lilley

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21 August 2012

Wiltshire Council
Development Services
Planning Department
PO Box 2281
Salisbury
SP2 2HX

For the attention of Lucy Minting

Dear Sirs

Ref: S/2012/628/FUL – Meadow View Cottages Winterbourne Earls Salisbury

We refer to the Report to Committee regarding the above application.

We find the mass of information confusing so for clarity we request that the following information is submitted as late correspondence for the committee meeting on 23rd August next.

The Variation simply proposes a change in pitch, material and shape to the roof of a replacement dwelling that has Full Planning Consent.

The new dwelling that has been approved has a cubic volume of around 917 cu.m. The proposed new dwelling will have a cubic volume of around 972 cu.m. This means that we are increasing the mass volume of the new dwelling by 6%.

Although the ridge height increases by a little over 1.2m, it reduces in length by over 8m due to the new hipped arrangement. This is a reduction of 56% in ridge length.

We feel that these figures are a better reflection of the minor amendment proposed to the extant Planning Approval.

Yours faithfully

Nigel Lilley
www.nigel-lilley.co.uk

**Plan List Item 2 S/2012/0883/FULL – Erection of a 2 bedroom dwelling and alteration to existing access
At 137 Netherhampton Road, Salisbury. SP2 8NB**

The following correspondence has been received since the writing of the Committee Report:

A. Response from the Council's Tree Officer -

I note the Planning Statement attached to this application states that no trees are affected by the proposal. However, there is a 50 year old Oak tree in the garden of the neighbouring property to the south (1 Montague Road) and the new dwelling seems to encroach in the root protection area of the tree. Furthermore, the canopy of the tree appears to extend over the intended footprint of the new building. This will inevitably lead to future concerns about safety (especially as the tree is relatively young and has considerable growth potential) and other tree related issues such as overshadowing, leaf fall, damp problems etc.

I believe the application has failed to consider the impact on the tree which in my view could be damaged by development or come under significant pressure to be felled should Planning Permission be granted.

As consequence of this an additional reason for refusal is recommended as follows:

3. The application contains insufficient information to fully assess the impact of the proposal on an oak tree situated in an adjacent garden which is considered to be an important local amenity tree. The tree, by reason of its size, age and its proximity to the application site, would have an overbearing impact on the new dwelling, and cause other tree related issues such as leaf fall, to the detriment of the amenities of the occupiers. In turn these issues are likely to result in pressures from the occupiers of the new dwelling to reduce or remove the tree which would be detrimental to amenity in general. This is contrary to Policy G2 as saved within Appendix C of the adopted South Wiltshire Core Strategy.

B. On the advice of the Council's Legal Officer the following addition is also made to reason for refusal no. 1:

1. The existing property is located in an established residential area, adjacent to a Bridleway. The proposed sub-division of the existing property to provide an additional dwelling would result in a significant reduction in the size of the rear garden area serving the existing dwelling, and create a new dwelling with limited outdoor amenity space. It is considered that the proposal would constitute an unsatisfactory sub-division of an existing residential plot representing a cramped form of over development, out of keeping with the general scale and character of existing development in the area and would be likely to result in harm to the residential amenity experienced by occupiers of both the existing dwelling and the proposed dwelling. Given the restricted size of the plot and amenities the proposal could set an undesirable precedent for similar proposals along the Drove and in the surrounding area. The proposal is therefore considered to be contrary to the adopted policies; G2, D1, D2 and H16 as saved within Appendix C of the adopted South Wiltshire Core Strategy and the National Planning Policy Framework ([paragraph 53](#)).

Agenda Item 8

Subject **Land at Avonview, Rambling Rose, Hillbilly Acre and Sunhill,
Southampton Road, Clarendon, Salisbury**

Following detailed investigation officers have identified the following, which it is considered amount to breaches of planning control, at the site. The alleged breaches and the respective areas of the site in which these activities are taking place (which reflect the differing ownerships within the overall site) are referred to below:

“Avonview”

1. The material change of use of the Land from agriculture to a mixed use for recreation and stationing and storage of caravans (including a residential mobile home and two touring caravans), storage of vehicles and erection of buildings integral to the material change of use.

“Rambling Rose”

1. The material change of use of the Land from agriculture to a mixed use for agriculture and use for the stationing and storage of caravans (a residential mobile home), and; erection of a greenhouse.

“Hillbilly Acre”

1. The material change of use of the Land from agriculture to a mixed use for agriculture and use for the stationing and residential occupation of a caravan (a twin unit residential mobile home) and storage of a touring caravan incidental to such use; stationing and storage of a caravan (another residential mobile home) and use for domestic storage, together with; operational development undertaken as an integral part of the material change of use comprising construction of decking, hardsurfacing, storage shed and a partly constructed building.
2. Erection of fencing in excess of two metres high, adjacent to the highway.

“Sunhill”

1. The material change of use of the Land from agriculture to a mixed use for agriculture, stationing and storage of caravans (including another residential mobile home) and operational development undertaken as an integral part of the material change of use comprising construction of hardsurfacing, retaining walls and installation of a septic tank.

2. Operational development comprising erection of buildings consisting of a shed, greenhouse, toy shed, wood shed and a tractor shed.
3. Erection of fencing in excess of two metres high, adjacent to the highway.

Officers are awaiting legal advice on their findings and recommendations, following which the recommended courses of action will be undertaken. The above descriptions may change in response to legal advice. Members will be updated further once those actions have been carried out.”

