

**SOUTHERN AREA PLANNING COMMITTEE 07<sup>th</sup> MARCH 2013  
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

**Agenda Item 7a**

**Plan List Item 1     S/2012/1777/S73 –Development of land without compliance with condition 11 imposed upon Appeal C (S/2010/0007) and in accord with the Landscape Management information submitted with this application  
At Stonehenge Campsite, Berwick St. James, Salisbury. SP3 4TQ**

**Representations**

1 additional third party representation of objection received:

*Due to my heavy work commitments at present, there is a very strong possibility that I will be unable to attend Thursday's meeting.*

*However I would appreciate it very much if you could forward this e-mail, I have received from Mr John Glen, on to the members of the committee who will be present at Thursdays meeting. I am aware that in your report to the committee you have taken legal advice, on the Planting Management Scheme, and on the advice you were given you have decided to grant planning permission with conditions. I am still of the opinion, due to the advice given by my legal team, that if Mr Grant were to challenge the Council if they were to deny planning the Council would have a very strong case if it were to go to litigation.*

*I feel I have done all I can to hopefully influence the committee to refuse planning, and bring an end to any further development on the site.*

*Mr Wayne Sanders*

**ADM comment** – “The letter referred to by Mr Sanders has not been presented as a late item as no permission has been given by its author for its publication. In any event the letter raises no new material planning considerations”.

**1 email received from applicant in support of the application, summarised as follows:**

The Landscape Management Plan and Landscape drawing reflect the main principles of what was agreed at the appeal

The scheme contains mainly native trees (80-90%) and 100% native shrubs and hedging

Suggest compromise to amend management plan and drawing (recommended condition 11) as follows:

- Larch, Corsican Pine and Thuja will be removed, but wish to retain 2 evergreen native oaks (Holm Oaks) at the entrance and approximately 10 native Scots Pine
- Scots Pine will be thinned within 5 years when the shrubs will be well established and the site is screened from North and West
- Would like to retain the longer timescales for removal of the large conifers in order to ensure Summerfield House is screened from the A303 and B3083, although happy to revisit after 5 years depending on how planting grows on the bunds and north boundary

### **Response from Council's Landscape Officer to applicant's request:**

The management plan was conditioned at the Inquiry because the local planning authority requested it and the appellant did not object

The detail contained in the evidence provided by Mark Gibbons at inquiry was of sufficient detail to convince the inspector that landscape mitigation could be achieved.

The phasing of removal of conifers should reflect accurately what was submitted at the Inquiry (paragraph taken from evidence):

*'In the longer term (after 10 years of more), once the broadleaved species planted in the gaps created in phase 1 provide good screening of the A303 from Summerfield House, the remaining conifers will be removed and the gaps will be planted with further broadleaf woodland planting'*

Phase 2 should be 10-12 years, by this time the trees will be semi-mature and between 5.5m to 6m high (calculated using 'Mitchell's Rule' - trees grow on average 2cm on their girth per year and if you divide the girth of the tree you can calculate the age. A semi-mature tree is 200cm - 300cm girth and will take 10-12 years to achieve this in open ground).

The Holm Oaks are not native and should be removed together with the Larch, Corsican Pine and Thuja to accurately reflect the evidence submitted that there will only be native species planted along the site boundary

Agree a compromise that the 10 Scots Pine can be retained but removed by 31<sup>st</sup> March 2018

### **ADM recommends condition 11 is revised as follows:**

All landscaping shall be carried out in accordance with the Stonehenge Campsite Landscape Management Plan 2009-2014 (dated 10th October 2012, reference WFG/TA/10.10.11) and the Detailed Planting Proposals 2009-2014 (dated 16/11/2012, reference 390-11 Rev A) accompanying planning application S/2012/1777 subject to the following amendments:

a) Paragraphs 5.4, 5.5 and 5.6 are replaced as follows:

The first phase will be undertaken at some point between years 2 and 5 (where year 1 is 2009). The first phase will include removal of the 6 individual conifers along the eastern part of the boundary and 9 of the trees in the solid tree belt. This will open up gaps in the existing planting, allowing light in and allowing the establishment of broadleaf species.

In the longer term (that is, between years 10 and 12 unless otherwise agreed in writing by the local planning authority), the remaining conifers will be removed and the gaps will be planted with further broadleaf woodland planting.

B) Paragraph 5.12 which refers to the woodland mix and the associated table is amended to exclude the use of non-native species of Corsican Pine, Larch, Thuja or Evergreen Holm Oak (*Quercus ilex*) or Scots Pine (*Pinus Sylvestris*). Where already planted, these shall be removed within 3 months of the date of this decision, with the exception of the 10 Scots Pine (*Pinus Sylvestris*) already planted which shall be removed by 31<sup>st</sup> March 2018.

C) The planting key on the Detailed Planting Proposals plan is amended to exclude the use of non-native species of Corsican Pine, Larch, Thuja or Evergreen Holm Oak (*Quercus ilex*) or Scots Pine (*Pinus Sylvestris*). Where already planted, these shall be removed within 3 months of the date of this decision, with the exception of the 10 Scots Pine (*Pinus Sylvestris*) already planted which shall be removed by 31<sup>st</sup> March 2018.

The approved landscape management plan shall be implemented in full in accordance with the approved timetable.

Reason: To ensure adequate landscaping in order to safeguard visual amenity.

Policy: G1, G2, C6, C2, CN11, T9

## **Agenda Item 7B**

**Plan List Item 2 S/2012/1555/Full – Retention of concrete base, construction of further concrete base and siting of two purpose built “Wessington” portakabin type shower blocks to be used as toilet/wash blocks in association with the existing campsite  
At Stonehenge Campsite, Berwick St. James, Salisbury. SP3 4TQ**

### **Representations**

4 additional third party representations of support have been received, summarised as follows:

- There is an existing shortage of toilets and showering facilities
- The existing facilities are in poor condition
- The proposal will enhance campsite/well being of campers and encourage visitors/people to return
- Stonehenge visitor centre will increase demand

1 additional third party representation of observation has been received, summarised as follows:

- Query height of shower block
- Berwick Parish Council support the application in principle requiring amendments (increased screening, amended design and limiting facilities for normal summer usage)

**1 email received from applicant in support of the application, summarised as follows:**

- Local Parish Councils and 4 local businesses support the application
- No objections from consultees
- Confirm that the height of the shower block is 2.637m high
- The new units will have self closing doors
- The siting has been chosen to limit visual impact - accept in Winter that the top of the units can be seen 500-600m from the NW if stopped at the roadside but Summer landscaping and new hedgerow will screen within 18 months
- The Caravan Site Licence requires minimum facilities for 35 pitches in summer months and 55 pitches for bank holidays
- Ladies Shower Block needs a minimum of 2 showers, 4 WC's and 4 sinks
- Proposal is responding to criticisms from customers and British Tourist Board that the existing facilities are very poor 1 star level. Aim is to provide 5\* facilities
- Providing improved facilities is reasonable
- Proposal is an appropriate scale and will not have adverse visual impact

## Agenda Item 7C

**Plan List Item 3 S/2013/0056/Full – Change of use of land to touring caravan and camping site (amended proposal to planning permission S/2010/0007/FULL incorporating use of pitch 6 as either a caravan pitch or the stationing of a motor home/caravan/pod for occupation by the senior site warden and use of pitch 7 (between 1st April -30th September in any year) as either a caravan pitch or the stationing of a motorhome/caravan/pod for occupation by assistant wardens in association with the management of the existing campsite) At Stonehenge Campsite, Berwick St. James, Salisbury. SP3 4TQ**

### **Representations**

3 additional third party representations of support have been received, summarised as follows:

- Will improve campsite and encourage people to return/economic benefit
- Stonehenge visitor centre will increase demand
- On-site warden is essential for security, to deal with problems or emergencies and well-being of campers (reassuring and helpful)

### **ADM recommends condition 11 is revised as follows:**

All landscaping shall be carried out in accordance with the Stonehenge Campsite Landscape Management Plan 2009-2014 (dated 10th October 2012, reference WFG/TA/10.10.11) and the Detailed Planting Proposals 2009-2014 (dated 16/11/2012, reference 390-11 Rev A) accompanying planning application S/2012/1777 subject to the following amendments:

a) Paragraphs 5.4, 5.5 and 5.6 are replaced as follows:

The first phase will be undertaken at some point between years 2 and 5 (where year 1 is 2009). The first phase will include removal of the 6 individual conifers along the eastern part of the boundary and 9 of the trees in the solid tree belt. This will open up gaps in the existing planting, allowing light in and allowing the establishment of broadleaf species.

In the longer term (that is, between years 10 and 12 unless otherwise agreed in writing by the local planning authority), the remaining conifers will be removed and the gaps will be planted with further broadleaf woodland planting.

B) Paragraph 5.12 which refers to the woodland mix and the associated table is amended to exclude the use of non-native species of Corsican Pine, Larch, Thuja or Evergreen Holm Oak (*Quercus ilex*) or Scots Pine (*Pinus Sylvestris*). Where already planted, these shall be removed within 3 months of the date of this decision, with the exception of the 10 Scots Pine (*Pinus Sylvestris*) already planted which shall be removed by 31<sup>st</sup> March 2018.

C) The planting key on the Detailed Planting Proposals plan is amended to exclude the use of non-native species of Corsican Pine, Larch, Thuja or Evergreen Holm Oak (*Quercus ilex*) or Scots Pine (*Pinus Sylvestris*). Where already planted, these shall be removed within 3 months of the date of this decision, with the exception of the 10 Scots Pine (*Pinus Sylvestris*) already planted which shall be removed by 31<sup>st</sup> March 2018.

The approved landscape management plan shall be implemented in full in accordance with the approved timetable.

Reason: To ensure adequate landscaping in order to safeguard visual amenity.

Policy: G1, G2, C6, C2, CN11, T9

### **Agenda Item 7E**

**Plan List Item 5     S/2012/1743/Full – Erection of 2 bedroom dwelling and alteration to existing access. demolition of part of existing bungalow  
At 137 Netherhampton Road, Salisbury. SP2 8NB**

**1x Letter from Agent:**

Included in full as Appendix 1

### **Agenda Item 7F**

**Plan List Item 6     S/2013/0020/Full – Convert 3 bed dwelling to 1 bed ground floor flat and 2 bed first floor flat  
At 37 York Road, Salisbury. SP2 7AT**

Additional paragraph to Section 11 of the Officer Report:

**“Recommendation –**

That planning permission be approved subject to the applicant entering into a S106 agreement covering the following matters:

1. A financial contribution towards off-site recreation provision; and
2. A financial contribution towards off-site affordable housing provision,

unless this is satisfactorily demonstrated to undermine the viability of the development;”

**1x Letter from Agent:**

Included in full as Appendix 2

## **Agenda Item 7G**

**Plan List Item 7    S/2012/1809/Full – Partial demolition, alterations and construction of two storey extension, together with demolition and replacement of existing single garage  
At Rose Cottage, Berwick Road, Stapleford, Salisbury. SP3 4LJ**

### **1x Letter from Stapleford Parish Council:**

With reference to the letter received regarding the planning committee meeting on the 7th March I note on the website there is no correspondence from the parish council for this application but there was on the previous one. I have been asked by all the councillors to say that they fully support this application.

## Appendix 1

Nigel Lilley

### Architectural Consultant

Granary Barn Studio  
Church Road  
Farley  
Salisbury  
SP5 1AH

Telephone: 01722 712356  
E-mail: [nigel@nigel-lilley.co.uk](mailto:nigel@nigel-lilley.co.uk)  
Web site: [www.nigel-lilley.co.uk](http://www.nigel-lilley.co.uk)

Wiltshire Council  
Council Members Southern Area Committee  
PO Box 2281  
Salisbury  
SP2 2HX

Dear Sirs

### **New Dwelling at 137 Netherhampton Road Salisbury**

We refer to the above Agenda Item and take this opportunity to explain the differences between this and the previous application that Members narrowly voted to Refuse.

Members may recall that the pertinent matters under consideration were plot size and impact on the amenity of the existing bungalow. We believe we have addressed these issues by removing a modern extension to the existing bungalow to allow for (1) a bigger plot size to the new dwelling (2) an increase of the gap between the two properties and (3) the creation of more private amenity space for each.

Members also discussed the potential impact of Permitted Development so we have submitted a schematic drawing to indicate the likely effect of development on the site normally allowable under PD. Our proposals for the site are significantly less and the Client would of course agree to the removal of PD Rights for extensions or buildings within the curtilage for each property should Consent be granted.

We do not expect the Applicant's personal circumstances to override good planning decisions but it is worth considering those circumstances in further detail.

Due to misfortune of circumstance the Applicants will be forced to sell their current home should this application not be successful as they see this proposal for a new dwelling in their garden to be the only means of securing their future in Harnham. While Mrs Robinson's medical condition allows her to be mobile she will be able to use the Master Bedroom at first floor level but the Study and Shower Room at ground floor level will become a Bedroom and En Suite when she can no longer access the staircase. Mr. Robinson will self-build the new dwelling as he has been employed in the building industry all his life.

It is entirely consistent that the Officers are recommending refusal. Their position was made clear at Pre Application stage but we feel that the initial approach to the Officers was not best considered as it provided little to support the request for a new dwelling. The Officers determined, without much to work with, that this was not a "plot". It would be surprising if they back tracked on that first determination, however, we would like to think that if the current scheme was presented to them without prejudice the response would be much more positive.

We trust that Members will now be satisfied that the proposals are, on balance, fair and reasonable under all the circumstances and in light of relevant Planning Policy the scheme should be supported.

Yours faithfully

Nigel Lilley

29<sup>th</sup> February 2013

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**SWIFT ARCHITECTURAL DESIGN**

21 Denison Rise  
Bishopdown  
Salisbury  
Wiltshire  
SP1 3EW  
Tel 01722 323234

Yan ref S/2013/20/FULL

05.03.13

Ref 37 York Road Salisbury

Dear Matthew Legge

With reference to the above and  
our telephone conversation today I  
wish to confirm the following

- 1) My client has 2 parking permits
- 2) My client is prepared to pay  
the R2 payment and the  
contribution to affordable  
housing.

Yours sincerely  
SPM

Planning Department

Rec.	06 MAR 2013
Acknowledged	.....
Copy to	.....
Action	.....

STEPHEN P. MANKIN