

Report to the Southern Area Planning Committee

Date of Meeting	28 November 2013		
Application Number	13/03516/LBC		
Site Address	Milford House Nursing Home, Salisbury, SP1 1NJ		
Proposal	Vary condition 1 of S/2010/0810 (single storey extension to provide 12 additional bedrooms and associated facilities) to extend the time to implement the permission		
Applicant	Barchester Healthcare Ltd		
Town/Parish Council	Laverstock		
Electoral Division	Laverstock, Ford and Old Sarum	Unitary Member	Cllr Ian McLennan
Grid Ref	Easting: 415904	Northing: 129548	
Type of application	Full Planning		
Case Officer	Matthew Legge		

Reason for the application being considered by Committee

Cllr Ian McLennan has asked that this application be considered by Committee due to:

- Increasing amount of traffic along Milford Mill Road:
- the loss of amenity to residents of Milford House, caused by this huge extension in the garden:
- there is a possibility that the footpath linking the Mediaeval Bridge and Milford House Nursing Home can be upgraded and that this would lessen road danger to staff at Milford House:
- the situation has changed from that first permission and the wider public are interested in the consequences and linkage to the footpath and overdevelopment of gardens.

1. Purpose of report

To consider the above application and the recommendation of the Area Development Manager that Listed Building consent is given subject to conditions.

2. Report summary

The main issue in this case is whether or not there have been any material changes in circumstances since the original grant of consent to justify a different outcome.

The Parish Council objects to the application. Two objections from third parties have been received; there has been no support.

3. Site Description

The site is currently occupied by the Milford House Nursing Home, a much extended listed building with two accesses on to Milford Mill Road. Car parking is provided from both accesses. Milford Mill Road is a narrow road linking Salisbury with the Peters Finger area. Adjacent to the site is a right of way which links to the Southampton Road, via a crossing under the railway.

4. Relevant Planning History

There is a long planning history for this application site. The following is considered to be most relevant to this current application:

S/2010/0809: Single storey extension to provide 12 additional bedrooms and associated facilities - approved

S/2010/0810: Single storey extension to provide 12 additional bedrooms and associated facilities - listed building consent given

5. Proposal

To vary Condition 1 of S/2010/0810 (single storey extension to provide 12 additional bedrooms and associated facilities) to extend the time to implement the consent.

6. Planning Policy

Adopted policies; G1, G2, D3, CN3 and CN5 'saved' within Appendix C of the adopted South Wiltshire Core Strategy.

DRAFT Wiltshire Core Strategy: CP57, CP58, CP59

National Planning Policy Framework (NPPF)

7. Consultations

Parish Council

Object

Wiltshire Council Conservation

No objections

8. Publicity

Two letters of objection have been received.

Summary of key points raised:

- Overdevelopment of site
- Increased vehicular traffic on Milford Mill
- Concerns regarding impact of noise from Road.

- Inadequate space for lorries to deliver
- Safety concerns for pedestrians
- No provision for cycles.
- Not encouraging staff to use alternative means of travel to work
- Extension will not provide local jobs.

9. Planning Considerations

- Changes in Planning Policy since the 2010 approval.
- Impact on the character of the listed building

9.1 Changes in conservation policy since the 2010 approval

Since the original approval of listed building consent the National Planning Policy Framework has largely replaced Planning Policy Statements and Guidance notes. The NPPF states the following:

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

The officer's assessment of the previously approved application (S/2010/0810/LBC) is considered to be applicable to this current application to extend the time limit for the implementation of the development:

9.1 Impact on the character of the listed building

Milford House is a listed grade II building dating from the 18th century. There have been substantial extensions to the original house and as the proposed dementia care unit is to the rear of an existing extension to the original building, the Conservation Officer does not consider that this proposal will have any impact upon the character of the listed building or its setting.

The Conservation Officer continues to raise no objections to the proposal having regard to both the development plan and the NPPF.

10. Conclusion

There are no conservation policy changes which have had a material effect on the decision of the Local Planning Authority to grant consent.

The proposed extension to provide dementia care would link with the existing nursing home, and as the conservation officer considers that the proposal would have no impact upon the character and setting of the Listed Building, the proposal is considered

to be in accordance with the 'saved' policies CN3 and CN5 (as contained Annex C of the Adopted South Wiltshire Core Strategy) and the NPPF.

11. Recommendation

Planning Permission be Approved with conditions:

- 1 The works for which Listed Building consent is hereby granted shall be begun before the expiration of three years from the date of this permission.

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.

- 2 Details and samples of all external facing and roofing materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before any on-site works commence. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure that the external appearance of the building is satisfactory.

- 3 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Drawing ref. no. 08/286(D) 001Rev A Location Plan received on 26.05 2010

Drawing ref. no. 08/286(D) 001Rev A Proposed site plan received on 26.05 2010

Drawing ref. no. 08/286(D) 003Rev A Proposed floor plan received on 26.05 2010

Drawing ref. no. 08/286(D) 004Rev B Proposed elevations received on 26.05.10

Drawing ref. no. 08/286(D) 005 Proposed site plan received on 26.05 2010

Archaeological evaluation ref CA Report 10017 dated February 2010

Design and Access statement received on 26 May 2010

Environmental Noise Survey Report 16446/PPG24_Rev A dated 24 May 2010

Heritage Statement received on 26 May 2010

Construction Method Statement received on 3 June 2010

Lighting assessment received on 26 May 2010

Sustainability statement received on 3 June 2010 Documents /plans

REASON: For the avoidance of doubt.