

REPORT TO THE SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	16 January 2014		
Application Number	13/01494/FUL		
Site Address	Tesco and Avon and Riverside Houses 21 - 25 Castle Street Salisbury Wiltshire SP1 1TT		
Proposal	Demolition of existing retail unit (Class A1) and Avon and Riverside Houses (Class B1) and redevelopment of the site to provide a replacement retail unit at ground floor, hotel at second and third floor levels together with car parking, landscaping and ancillary works		
Applicant	Spenhill Developments Ltd		
Town/Parish Council	SALISBURY CITY		
Electoral Division	Salisbury St Edmund and Milford	Unitary Member	Cllr Dr Helena McKeown
Grid Ref	414323 130126		
Type of application	Full Planning		
Case Officer	Lucy Minting		

Reason for the application being considered by Committee

Councillor Dr Helena McKeown has requested that this application be determined by Committee due to:-

- Impact on visual amenity;
- Design – bulk, height, general appearance;
- Impact on local economy including other visitor accommodation.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **Approved subject to conditions**.

2. Report Summary

The main issues in the consideration of this application are as follows:-

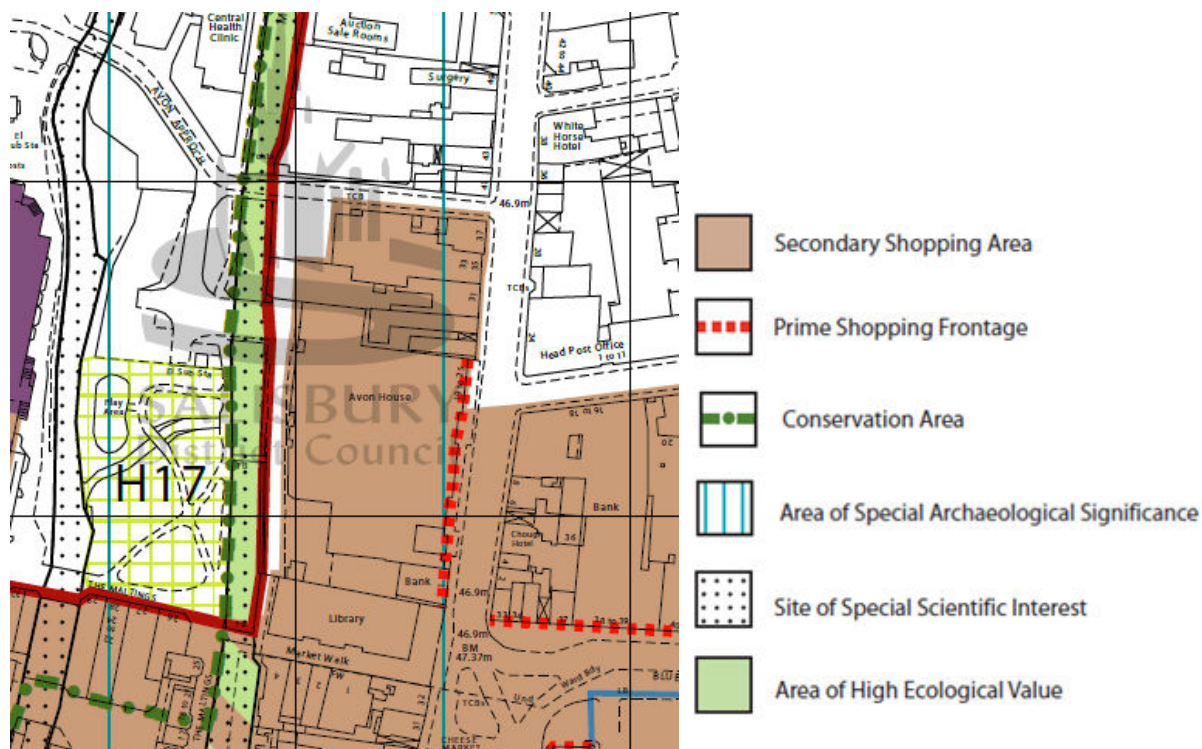
1. Principle – Protecting retail centres & tourist accommodation
2. Impact on the character and appearance of the townscape, conservation area and listed buildings and landscaping/public realm
3. Highway considerations – access/parking

4. Nature conservation interests - impact on SAC/SSSI
5. Waste & recycling
6. Archaeology
7. Amenity and noise issues
8. Environmental Impact Assessment

The application has generated an Objection from Salisbury City Council and 42 representations of objection.

3. Site Description

The application site lies within a Primary Shopping Area (front (Castle Street) elevation), a Secondary Shopping Area (rear (river side) elevation), the Salisbury Conservation Area, and an Area of Special Archaeological significance. It is also adjacent to the millstream fed by the River Avon which is a Special Area of Conservation (SAC), a Site of Special Scientific Interest (SSSI) and an Area of High Ecological Value.



The site is currently supports modern buildings incorporating two historic facades to Castle Street. Fronting Castle Street the site comprises an army careers office and a retail store presently trading as Tesco at ground floor with ancillary storage and staff facilities, and further self-contained offices above, currently largely vacant (Avon and Riverside Houses).

The site is bounded to the east by Castle Street and to the north and south by listed buildings fronting onto Castle Street. A road running adjacent to the millstream accessed from Avon Approach borders the site to the west and provides access to Avon House and Riverside House, the rear service area for Tesco and a car park with 65 car parking spaces.

4. Planning History

Application Number	Proposal	Decision
3761	Erection of additional covered cattle pens	AC 15/07/1949
8510	Outline erection of shop, estate office, showrooms, and office at the Castle Auction Mart and No 19 Castle Street	Refused 03/02/1966
A527	Alterations to shop front	A 21/06/1966
E926	Retail trade stores, warehousing & office suites	Withdrawn
A698	Erection of a supermarket, one shop unit, offices and 2 maisonettes, bridge over stream at 19-25	A 09/08/1966
8511	Outline for erection of offices and salerooms and car park at rear of castle auction mart	Withdrawn
A961	Erection of supermarket, shop, offices, 2 maisonettes & bridge over stream	AC 14/02/1967
B336	Erection of supermarket, unit shop, offices and two maisonettes, erection of new bridge across millstream	A 21/11/1967
B992	Erection of supermarket, maisonette & offices	A 16/07/1968
C20	Erection of supermarket & offices	AC 20/08/1968
C485	Revised shop front & elevation to offices	A 15/07/1969
G275	Retail trade stores, warehousing and office suites	A 27/03/1974
S/1974/0657	Extension of retail trade store with ancillary accommodation also offices at 3-17	A 13/11/1974
S/1974/0022	Demolition of existing buildings	A 19/03/1975
S/1978/0783	Conversion of unloading bay into an in store bakery at 19-25	AC 18/08/1978
S/1984/0712	Installation of chiller unit on roof for new ventilation & comfort cooling system at Riverside House, Avon Approach	AC 28/06/1984
S/1987/1132/ADV	Internally illuminated company name sign	R 01/12/1987

	Riverside House	
S/1991/0765	Construction of new refrigeration plant room & installation of new refrigeration plant at roof level 21- 25 Castle Street	AC 04/07/1991
S/1992/0676ADV	Internally illuminated shop signs 21-25 Castle Street	AC 08/07/1992
S/1993/0212/ADV	Internally illuminated fascia sign and projecting sign at Employment Services	AC 23/03/1993
S/1997/0241ADV	Internally illuminated fascia sign 21-25 Castle Street	AC 01/05/1997
S/1997/1097	Change of use from offices to medical offices and day care facilities (B1-D1) Riverside House	AC 30/12/1997
S/2001/1009	Install new ATM housing through glazing at 21-25 Castle Street	AC 11/07/2001
S/2001/1126	Internally illuminated static fascia sign at Tesco	R 31/07/2001
S/2001/1127	Internally illuminated static fascia sign at Tesco	R 31/07/2001
S/2002/1284	Various illuminated signs at Tesco, 21-25 Castle Street.	R 09/08/2002
S/2002/1285	New glazed entrance doors. New glass canopy. New shopfront fascia. New render treatment. New ATM machine installation at retail store. Tesco, 21-25 Castle Street.	AC 09/08/2002
S/2002/1856	Alteration to front fascia. New signage and alteration to entrance lobby at Army Careers office 13 Castle Street	AC 25/10/2002
S/2002/1894	Installation of 1 through the glass ATM at 21-25 Castle Street (Tesco)	AC 19/10/2002
S/2003/0052	Various internally illuminated and non-illuminated signs (Tesco)	R 31/03/2005
S/2006/1663/AD	Shopfront signage (Tesco)	AC 19/09/2006
S/2006/1691/FUL	Replacement of existing ATM to new location (Tesco)	AC 19/09/2006
S/2006/1808	Relocating entrance door and fire exit	AC 12/10/2006
S/2007/2569	Change of use of premises from B1 (office) to D2	AC 21/02/2008

	(Assembly & leisure) above 25 Castle street	
S/2008/1099	Removal of 1.80m high chain link fence with new 1.80m high palisade fence where fence is adjacent to the highway (retrospective) (car park at rear)	AC 13/08/2008
S/2010/0740	Erection of 7 fascia signs to front and rear of store (Tesco)	AC 14/07/2010
S/2012/1316	Change current fascia and bus stop signs to new design standards and install new directory sign and direction to store signs (Tesco)	R 18/09/2012

5. The Proposal

With the exception of retaining the two historic brickwork facades on the Castle Street frontage, it is proposed to demolish all existing buildings on the site and erect a part three storey/part four storey building in its place to provide a new retail store (and associated servicing space), a cafe and an hotel.

The retail store would fill the majority of the ground floor space with frontages to both Castle Street and the river side. It would have a high ceiling, effectively using both the ground and first floor space. The three storey element of the new building would front Castle Street, containing a cafe on the third floor. The four storey element would front the river side, the third and fourth floor containing the hotel accommodation with ground floor access to this from the river side. Servicing of the building would be from the river side.

The river side frontage would be opened up and re-modelled to make better use of this space. The car park would be retained with re-modelled access and turning for service vehicles. The existing 65 car parking spaces would be shared between the hotel (42 spaces) and the store (23 spaces).

6. Planning Policy

Adopted Salisbury District Local Plan policies ('saved' at Appendix C, of the Adopted South Wiltshire Core Strategy):

G1 (Sustainable development)

G2 (General)

G9 (Planning Obligations)

D1 (Design)

CN3 (Alterations to listed buildings)

CN5 (Development affecting the setting of listed buildings)

CN8 (Development in conservation areas)

CN9 (Demolition of buildings in conservation areas)

CN11 (Views into and out of conservation areas)

CN12 (Removal or improvement of features which detract from the quality of the

conservation area)
CN14 (New shopfronts in conservation areas)
CN15 (Internally illuminated signs)
CN17 (Trees in conservation areas)
CN21 (Development within an Area of Special Archaeological Interest)
CN22 (Archaeology – preservation and recording)
CN23 (Archaeology – implications and investigations)
C11 (Development affecting Areas of High Ecological Value)
C12 (Protected species)
TR11 (Provision of off-street car parking spaces)
TR14 (Cycling parking)
S1 (Primary Shopping Frontages)
S2 (Secondary Shopping Area)
S3 (Location of Retail Development)

South Wiltshire Core Strategy:

Core Policy 1 (Settlement strategy and distribution of growth in south Wiltshire)
Core Policy 2 (Strategic Allocations)
Core Policy 5 (paragraph 5.53a - Protecting Retail Centres)
Core Policy 7 (Maltings/Central car park)
Core Policy 8 (Salisbury skyline)
Core Policy 19 (Water efficiency and River Avon SAC)
Core Policy 20 (Pollution and phosphate levels in the water environment)
Core Policy 23 (Hotels, Bed and Breakfasts, Guest Houses and Conference Facilities)

Waste Core Strategy 2009:

Policy WSC6 – Waste Reduction & Auditing

SPG:

Salisbury District Council Design Guide “Creating Places”
Salisbury District Council “Shopfront & Advertisement Design”
The draft Salisbury Conservation Area Appraisal and Management Plan, Jan 2010.

National Planning Policy:

National Planning Policy Framework (NPPF) March 2012

7. Consultations

Salisbury City Council

Object to original scheme (no comments received on amended plans):

- The planning officer to consider the relationship between the development and the proposed Maltings development
- No economical impact assessment undertaken by the developer
- Inadequate parking provision
- Poor access to parking provision
- Landscaping and tree planting is of poor quality

- Lack of architectural merit
- Insufficient cycle parking
- Insufficient space allowed for pedestrian flows
- Out of character for surrounding conservation area

English Heritage

No objections, summarised:

The design as a whole has been through various amendments which acknowledge comments by English Heritage and the local planning authority. Our advice that the brickwork facades should be retained has been followed and incorporated into the scheme. The overall scale and bulk of the development is acceptable and the detail of the design has been amended to reflect the overall context and the proposals for the new buildings are now acceptable. Advise public realm improvement works to riverside.

Following receipt of amended plans our specialist staff have considered the information received and do not wish to offer any comments. The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Environment Agency

No objections subject to conditions and informatives (a construction management plan, contaminated land, flood risk, sustainable construction)

Natural England

No objections, summarised:

The proposal is unlikely to have an adverse effect on the SSSI and unlikely to significantly affect the interest features of the SAC. Support the recommendations of the Environment Agency.

Recommend measures to enhance biodiversity of the site and enhance the environmental value of the site are secured. The proposed amendments to the original application relate largely to design, and are unlikely to have significant different impacts on the natural environment than the original proposal.

WC Archaeology

No objections, summarised:

This site has potential to include significant heritage assets with an archaeological interest that relate to the medieval period of Salisbury. Recommend a phased programme of archaeological works should be conditioned on any planning permission. The first phase of these works would be likely to include a combination of watching brief and evaluation.

WC Economy & Regeneration Service

No objections, summarised:

Support the principle of development of a replacement supermarket and hotel on this site.

The Council is a partner with developer Stanhope for the delivery of a comprehensive regeneration scheme on the adjoining Central Car Park and Maltings site in line with the aspirations of the Salisbury Vision and the Wiltshire Core Strategy. This will become the subject of a comprehensive planning application expected to be submitted in 2014.

The delivery of a high quality public realm lies at the heart of the Council's objectives for the Maltings and Central Car Park area and will be a key component of the proposals that the Council's development partner Stanhope will be bringing forward and consulting upon over the coming months. The application (Tesco) site is inextricably linked in public realm and landscape terms with the Maltings regeneration area and public realm solutions should be considered for these areas in a comprehensive way.

The proposals that Stanhope will be developing over the coming months for the wider area will need to take account of this but it is likely that a decision on the Tesco site will come before these plans are much further developed.

Support the amended landscaping scheme which will encourage shared movement and the de-cluttering of boundaries and includes the removal of the existing steel fencing which is very unattractive and significantly limits the permeability of the site.

WC Urban Design

No objections, summarised:

The proposed design of the Castle Street and Riverside Elevations now respect the rhythm and scale of the neighbouring street facades through the combined subdivision and steeping of the facades along the overall street frontage, the size and proportion of openings and retention of the historic brickwork facades. In order to raise the design to a quality commensurate with the historic buildings that define the conservation area, additional detailing and features across both elevations was recommended including improvements to the detailing of the fenestration/ mullions/framing and intermediate support to the retained facade, to improve the detailing and appearance of the facade designs.

WC Conservation

No objections, summarised:

The demolition of the modern buildings is unproblematic - contribution to the character of the Conservation Area being neutral at best.

The continued retention of the retained facades within the redevelopment is welcome and helps to limit the impact of the store on the Castle St elevation.

The scale of the building is not inappropriate in the setting but wary of the width of the new frontage and the possible monotony of its treatment, but on this and other aspects of design and materials defer to the detailed comments of the council's urban design advisor. Considering the quality of the existing buildings on the river side, it is difficult to argue that the existing character of the CA would be adversely harmed by the scheme. Details of signage and any illumination, advertising vinyls and material samples to be agreed.

WC Public Protection Services

No objections subject to conditions (a scheme for acoustic insulation from all externally mounted plant and equipment; a scheme for the discharge and control of fumes, gases and odours from the supermarket and hotel and any existing hours of use conditions attached to the existing supermarket use to be carried forward).

WC Spatial Planning

No objections.

As the hotel proposal is in a city centre location which is in principle acceptable there is no policy requirement to provide an impact study. Core Policy 23 is supportive of new hotels within Salisbury City Centre and tourism uses are a town centre use as defined by the NPPF so the proposal is also in accordance with national policy. A similar policy to CP23 is also within the Wiltshire Core Strategy CP39.

WC Highways

No objections subject to conditions (a construction method statement, a service management plan and delivery of the parking area)

WC Ecology & Landscape

No objections subject to condition (Construction Environmental Management Plan).

Wiltshire Fire & Rescue

Comments relating to fire safety measures which could be added as an informative and a request for developer contributions towards fire & rescue related infrastructure (officer's note – this is not an adopted planning policy).

8. Publicity

This application was advertised through the use of a site notice, press notice and letters of consultation. Re-consultation was also carried out following receipt of amended plans.

23 representations of objection to original plans, summarised as follows:

- Impact to long term future and sustainable economic viability of Salisbury City.
- Salisbury does not need a budget/branded hotel
- Budget hotels don't target group tour market
- There is not a shortage of accommodation in Salisbury already served by B&Bs and hotels
- Hotel will threaten viability of existing businesses
- Existing hotels have been hit by numerous challenges which have reduced room rates and net earnings whilst increasing fixed overheads and profits have been squeezed to the margins
- The proposed hotel will inevitably mean that investment in the existing stock in the City will be put at serious and significant risk and long term sustainability of small hotel sector in Salisbury if the supply in the market is allowed to reach saturation point driven by a lodge product that will drive down Average Daily Rates to the market place

- If application is approved what assistance will be given to hotels when faced with the overriding economic consequences that will inevitably result
- Reference to NPPF stating impact assessments and sequential test are required for retail and leisure development outside of town centres
- City Centre Management have called for a survey on existing accommodation needs and demands
- A budget/branded hotel will have a detrimental character on medieval City which has individual, independent businesses
- Existing hotel Red Lion is for sale
- Salisbury needs individual shops giving greater variety and service not a larger Tesco store
- Inconvenience to shoppers during demolition/construction phases
- Would be better to develop the site with low cost affordable housing
- Carbon emissions from traffic using car park when less vehicles should be using the city centre
- North elevation may reduce light to business premises in Castle Mews
- Noise disruption during the demolition and construction of development impacting on patient care in chiropractic practice in Castle Mews to North of site
- Possible falling debris affecting adjacent buildings and health and safety of passageway to Castle Mews
- Visual impact from modern extension in medieval town not in keeping with existing character

Including 17 letters of objection from existing Salisbury accommodation providers all with the following text:

Outlined below are serious concerns from existing Salisbury Accommodation providers and in particular their fears for long term future and the sustainable economic viability of Salisbury City.

We have attached with this letter a graph illustrating occupancy from April 2012-March 2013, drawn from hotels to the smallest B&B, together with a copy of an article from a leading Sunday newspaper.

We have grave concerns about the proposal for the development of a budget hotel on the recently refurbished Tesco Metro site.

It is strongly believed that this will have a detrimental effect on the character of our medieval city, where individual, independent businesses create an experience that many of the visitors to the City enjoy.

We would welcome the Abode Hotel's proposal for a 5 star boutique hotel, which is already in receipt of planning permission and has recently been renewed as this adds to the diversity and mix of the accommodation currently provided in the City.

In 2009 The Clovelly Hotel in Mill Road put in a planning application to convert to serviced apartments, having identified a niche market which would add to the diversity of the accommodation mix in Salisbury.

It took several months for this application to be approved, one reason given was closing The Clovelly Hotel would result in the loss of accommodation provision in Salisbury, the other reason they were viewed as building development.

The proposal for this hotel in Salisbury is not adding to or enhancing the existing accommodation providers, collectively employing around 120 local people. Not only do they provide jobs for local employees, they also enhance the local economy, using local produce and recommendations on a nightly basis to the local hostellers. Many are independent Salisbury family businesses with total commitment to the economy of the city and surrounding areas.

We do have hotels that are capable of accommodating coach parties. Having done some research there seems to be a trend toward coach parties requiring in excess of 100 rooms allowing for everyone to be accommodated in one location. The Holiday Inn at Amesbury currently can fulfil this requirement. The Spenhill development does not support 100 rooms in their proposal.

We support anything that will enhance the economic development of our Medieval City, however, this proposal from Spenhill Developments would be better placed targeting the need for social housing and low cost housing for the many young people who wish to remain and work in this City, but are precluded because of the prohibitive cost of property.

From the initial application, we have also noted the fire officer's comments which raises further concerns. In addition the application states 70 car parking spaces which we feel is questionable on that site.

There is a need to comply with the architectural heritage of our City and retain the existing frontage with the conservation and cityscape. We do not feel Spenhill's proposal is sympathetically aligned with our medieval City's heritage.

Finally, at the very least, we would expect that before this current application is considered, the developer should be asked to fund a comprehensive analysis of accommodation demand and supply which includes a study of the impact that this proposal will have on the demand and supply of accommodation in the city as Salisbury City Centre Management have proposed.

19 representations of objection to amended plans, summarised as follows:

- Demand for rooms in Salisbury has never been lower and local hotels are struggling to survive
- Developer has based their findings that there is demand on an out of date survey. Need an up to date survey
- Existing consents have faltered - The Old Post Office site has not been developed
- Hotel will affect viability of 26 local businesses which may close and apply for residential conversion and also result in loss of employment (over 120 jobs) and redirect business elsewhere
- The overall design of the building is uninspiring, bland and featureless and should not be allowed in a conservation area
- The design is out of keeping with the historic core of the conservation area
- The repetitive bay design, consistent roof line and construction and only slight articulation of the facade are alien. Historically Burbage plots widths would be 7-8m

and different ambitions and wealth resulted in a heterogeneous mix of buildings constructed from a limited pallet of materials

- The windows are partly false to mask the floor plates of the construction behind the facade
- Some windows are not easily accessible meaning cleaning and maintenance to the detriment of the street scene
- The bay system approach to the design shows 2 windows per unit, when classically normally there would be 3 openings per bay which reflects classically the central portal
- The attempt at articulation of the facade is too little to avoid the monolithic appearance of the building.
- The riverside elevation with repetitive bay system, continuous line of flat roof and consistent use of one material will result in bland monolithic building
- This is an opportunity to make an exemplar of good design in historic locations and the scheme should be rejected
- A revised scheme is needed that enhances Castle Street.
- Site is not suitable for access by coach with operational side of mix of HGVs, coaches and cars detrimental to the walkway/cycleway/play area adjacent to the River Avon
- Sequential test is required to ensure viability of existing businesses and environment will not be damaged
- Welcome redevelopment but only if suitable usage can be found (suggest residential)
- Salisbury has adequate accommodation needs
- It would be more beneficial for Salisbury to have a luxury hotel with spa and conference facilities which could increase visitor numbers
- If this was an out of town development then no objection as this would target larger coach parties and encourage growth
- Insufficient car parking
- Do not want to encourage car traffic when park and ride is available to keep vehicles out/reduce carbon emissions
- Existing hotels, guest houses and bed and breakfasts offer high level of care and promote local area with personal knowledge which will not be replaced by budget accommodation provider
- Noise impacts from users of hotel and impacting policing and crime rates
- Housing for elderly and disabled more appropriate to Salisbury
- Budget hotels are not appropriate for historic Salisbury that attracts discerning visitors who come because of their interest
- May set precedent for other leisure venues inappropriate in a historic city
- Restaurant would have a detrimental effect on adjacent eating houses

Comments by Salisbury Conservation Advisory Panel to original plans, summarised

Retention of facades, degree of articulation in the new design, loss of false balcony and lowering of Castle Street shopfront windows are all improvements on the first pre-application version of the design and use of upper floor to front elevation for a cafe is sensible. Suggest that grouping of windows in pairs, with diversions between pairs acting as pilasters is not in accordance with historic practice or surviving Georgian brickwork and suggest grouping of windows in threes would improve design and view of ATM in facade from Chipper Lane. Minimal amount of recession/projection is area for improvement. Signage improved by use of freestanding letters fixed directly onto brickwork. External

works on riverside need careful consideration given role as part of a key route for pedestrians and cyclists (refer to suggestions in Civic Society comments). Full details need to be provided of roller shutter doors

Comments by Salisbury Civic Society to original plans, summarised:

Support the replacement store in principle, on the basis of continued employment and provision of a supermarket store central to the city rather than out of town and regeneration of a run-down building, currently detracting from the quality of the conservation area. There are conflicting views within the committee on the success of the proposed design. The committee on balance support retaining the 19th century brickwork facades subject to new brickwork being successfully detailed and followed through. The aspiration to open up the back of the store through removing the screening brick wall and making the store more transparent to make more of the riverside approach was supported. Concern over scale of loading bay given its prominence and dominant nature adjacent to the hotel main entrance. Given the upcoming Maltings redevelopment adjacent it is important to consider the material palette choice and quality of spaces between and surrounding the buildings. The building and adjoining land has the potential for a considerable positive impact on improving public spaces by the way they are treated and detailed comments are provided on the landscaping and public realm aspects of the building which would require only some modest investment but result in enormous mutual benefit to the store, hotel and public spaces and setting. Suggestions include improving footpath routes, rationalising car parking and service vehicle approach, significant new tree planting and native species, sedum roof in building design.

Comments from Salisbury City Centre Management, summarised:

Support developments designed to improve Salisbury's competitiveness in respect of tourism and the proposals will add to the diversity of accommodation, but concerned at the possible impact to the existing accommodation providers. The study in 2005 concluding there is a shortfall in budget and high quality accommodation and the Council's tourism strategy from 2006 are out of date.

Any new hotel accommodation needs to increase the demand for as well as the supply of bed spaces. The developer should fund a comprehensive analysis of accommodation demand and supply and impact that the proposal will have on demand and supply.

Comments from Cycling Opportunities Group for Salisbury (COGS), summarised:

It is not clear how cycle ways will be enhanced by the development. The car park area of the site is within the Maltings and Central Car Park development site and it needs to be clear how improved cycle routes will be taken forward by this development. The Avon Valley cycle route is part of the Sustrans National Cycle Network (route 45) and is an important route for tourism, leisure and utility journeys we would like to see this route taken south through the new site. In the current design cyclists will need to navigate their way through the hotel car park leading to conflict with vehicles.

Access to the car park and additional vehicle movement are also significant concern. Cycle parking provision is needed on both sides of the store.

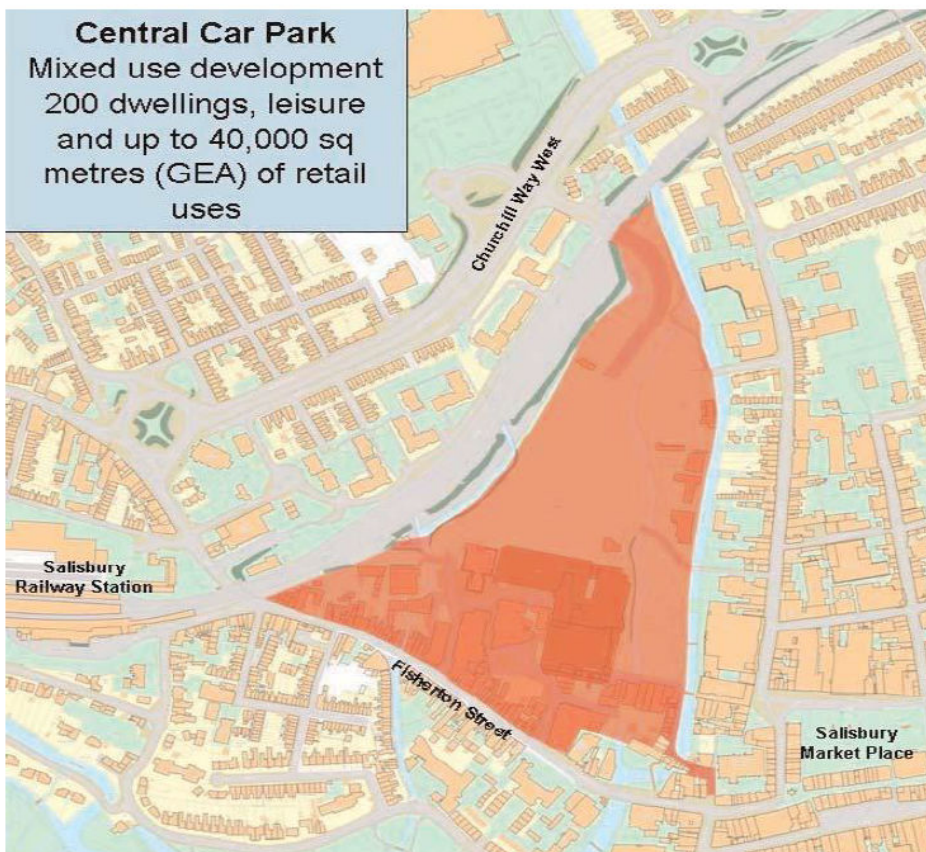
9. Planning Considerations

9.1 Principle – Protecting retail centres & tourist accommodation

The South Wiltshire Core Strategy (SWCS) seeks to protect and enhance the vitality and viability of Salisbury which is the primary service centre in south Wiltshire and is also identified in Core Policy 1 as being the economic and cultural centre for south Wiltshire. Strategic Objective 6 of the SWCS is to *'provide an improved range of retail choice in Salisbury...and to encourage greater numbers of tourists which will make a growing contribution to the economy.'* The SWCS (para 12.8) identifies that *'there is a lack of supply of both budget and high quality leisure accommodation.'* Paragraph 6.4 of the SWCS refers to the need to maintain the retail centre of Salisbury in the face of intense sub-regional competition, improve its tourism role and conserve and enhance its unique built environment.

The SWCS identifies that (para 3.7) *'due to changing behaviour and mobility, shoppers no longer shop just to satisfy everyday needs, but as a major leisure activity. Quality restaurants, coffee shops, cafes and bars, health and fitness centres, leisure and cultural facilities are also important in larger centres to attract shoppers and encourage longer stays and higher spending. There is a challenge to ensure that south Wiltshire, especially Salisbury, can adapt to these changes to cement its place as a significant centre providing an important retail function for a wide catchment.'*

The site is also adjacent to the strategic allocated mixed use redevelopment site of the Central car park/Maltings (Core Policy 2) which aims to secure the future of Salisbury as a retail centre and also provide a contribution to new employment opportunities. A series of development templates for the strategic sites are included in the SWCS and the supporting text to Core Policy 2 explains that together with the development templates, comprehensive master plans will need to be produced by developers in consultation with the local authority and local communities.

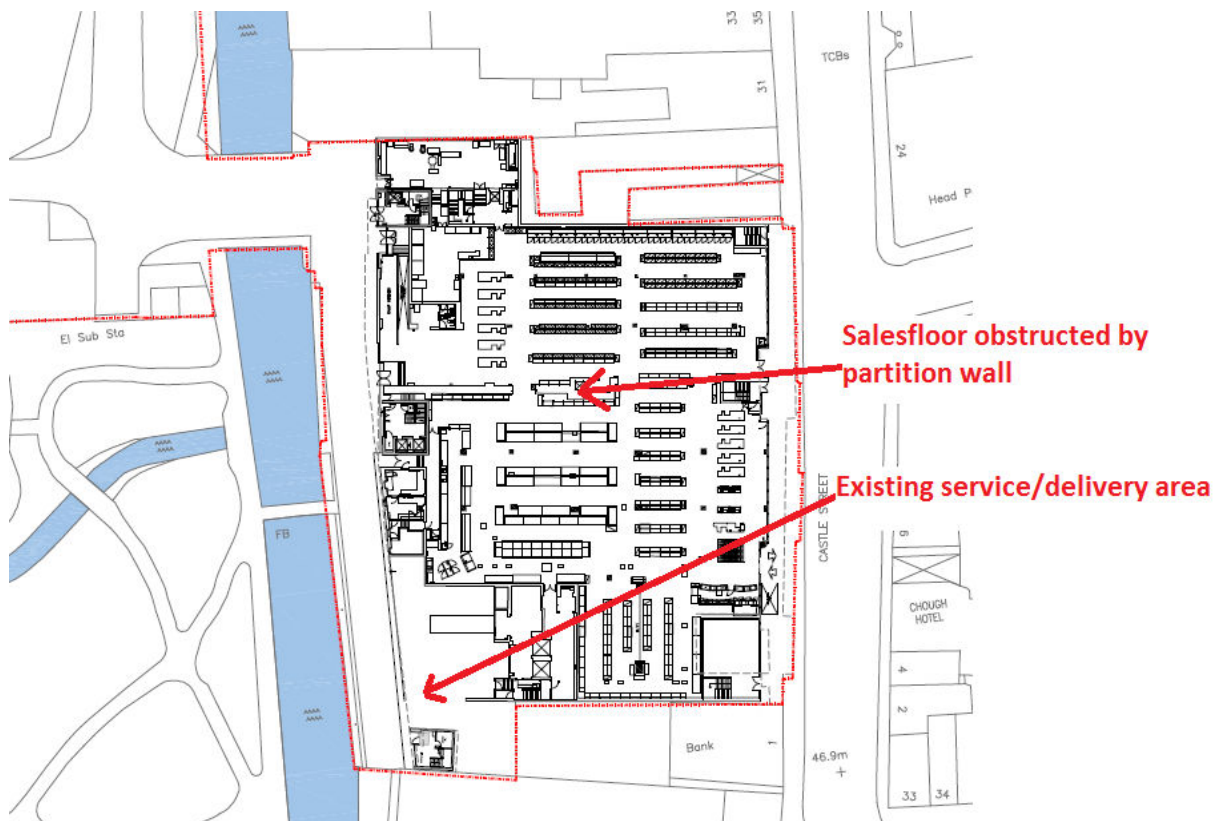


The template acknowledges that one of The Maltings constraints includes ‘*some fragmented land ownership*’ and whilst the map of the development template for the land at Maltings and Central car park includes the service yard and private car park, it is in private ownership and is part of the current application site. The place shaping requirements included in the template include that the development should upgrade public open space including riverside walks and provide a high quality public realm.

The NPPF requires local plans to ‘define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations’

The Castle Street elevation is defined as a Primary Shopping Area and the rear riverside elevation is defined as a Secondary Shopping Area, within which retail (A1) development is acceptable in principle (policy S3) and saved policy S1 aims to ensure that retailing activity remains the dominant land use within Primary Shopping Areas.

The Planning Statement accompanying the application explains the reason for the proposal stating ‘*the internal layout of the sales floor is obstructed by a partition wall, which effectively divides the sales area in two. The back of house storage is located in the wrong positions (much of the storage is located at first floor) to make restocking the store an (in)efficient process. The delivery bay is located in the south-west corner of the site and, as such, for delivery vehicles to access the delivery bay, they must undertake a difficult reversing manoeuvre along the river Avon.*’



Existing store floor plan showing constraints

The existing retail floor space is 2,426 sq metres. The replacement retail store will increase the sales floorspace by 62 sq metres.

The Planning Statement states that *'the provision of a high quality replacement supermarket with an improved internal layout and light and airy modern feel will provide an enhanced shopping experience. The larger retail sales area will facilitate an increased range and meet better the needs of local residents and tourists.'*

The SWCS (para 6.24) refers to studies undertaken to inform the strategy have identified that there is capacity to support additional retail floorspace over the Core Strategy period within the city centre as detailed in the table below:

Convenience Goods Capacity Projections (sq m net)

	2011 (sq m net)	2016 (sq m net)	2021 (sq m net)
South Wiltshire (total)	1,157	2,241	3,385
Salisbury City Centre	464	1,389	2,365

Source: GVA Grimley Retail and Leisure Needs Study

Comparison Goods Capacity Projections (sq m net)

	2011 (sq m net)	2016 (sq m net)	2021 (sq m net)
South Wiltshire (total)	9,211	22,551	38,218
Salisbury City Centre	5,031	13,346	22,970

Source: GVA Grimley Retail and Leisure Needs Study

Note: These figures are provided as an indication of the baseline capacity and are not intended to represent an absolute ceiling. Any proposals will need to be assessed against the tests as set out in PPS4

With regard to the operator of the proposed hotel, the Planning Statement explains that *'discussions are continuing with a number of interested parties, but to date no agreement has been made with an end user. It is anticipated that the end user will be a budget to mid range hotel operator.'*

The majority of third party objections raised (see summary above) concern the impact on existing bed and breakfast and hotel businesses, expressing concern that a budget hotel would pose a threat to competition.

Under section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions on applications for planning permission and appeals must be taken in accordance with the development plan, unless there are material planning considerations that indicate otherwise. Opposition to business competition would not amount to a material planning consideration in this particular context.

Para 12.8 of the SWCS refers to a Tourism Strategy for South Wiltshire and a Review of Hotel and Conference Facilities in Salisbury District (2006). This has been challenged by third parties on the grounds that these documents are out of date. Requests have also been made from the third party objectors for a study on the possible impact that the provision of additional bed-spaces may have on the city's existing accommodation providers.

Hotels are defined in the NPPF as main town centre uses:

'Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas,

restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).'

Paragraph 5.53a of the SWCS states that Salisbury City Centre is the principal shopping centre within south Wiltshire and is vulnerable to possible edge or out of centre retail and leisure development. As such applications outside or on the edge of Salisbury City that include retail or leisure floor space over the locally set 200 square metres floor space threshold should be accompanied by an impact assessment.

Paragraph 23 of the NPPF states that planning policies should be positive to promote competitive town centre environments and paragraph 26 of the NPPF supports the sequential approach of the SWCS stating that 'when assessing applications for retail, leisure and office developments outside of town centres ... local planning authorities should require an impact assessment if the development is over a locally set floor space threshold (if there is no locally set threshold, the default threshold is 2,500 sqm).' The spatial planning department have advised that as the hotel proposal is a main town centre use in a city centre location, there is no policy requirement to provide bed space or impact studies.

Core Policy 23 is also supportive of new hotels within Salisbury city centre and tourism and hotel uses are a town centre use as defined by the NPPF. It follows that the proposal is also in accordance with this policy. A similar policy to CP23 is also set out in the emerging Wiltshire Core Strategy (CP39).

The scheme will result in the loss of the existing offices. The Planning Statement supporting the application refers to the office space provided in Avon and Riverside Houses being '*in a poor state of repair and has been vacant for three years. The external appearance of the buildings, together with their internal condition and inefficiency provide an opportunity to comprehensively redevelop the site.*'

The proposed hotel will result in employment opportunities and the application form states the numbers are to be confirmed but suggest an average number of jobs for a hotel of this size would be 30 full and part time positions.

The proposed hotel has limited facilities with only a small food and beverage area and reception at first floor and is based on a 'room only' specification which will encourage guests to eat out in local restaurants spreading economic benefits beyond the hotel itself.

Competition in this context is not a planning matter and the principle of redevelopment of the site to increase the retail area and to provide a 65 bedroom hotel within the city centre is the sequentially preferable location for such uses and is therefore acceptable.

Saved policy G1 sets out criteria to ensure that development accords with the principles of sustainable development including making efficient use of urban land particularly on previously developed sites and conserving both the natural environment and cultural heritage. Similarly, saved policy G2 sets out general criteria against which development proposals are assessed to ensure that the high quality of both the built and natural environment is maintained. The SWCS recognises that (para 3.7a) '*the historic character of Salisbury city centre has imposed constraints on the scale and type of additional floorspace that could be provided within the existing shopping areas*' and as such the

development also needs to be well integrated with the existing shopping area and have no adverse impact on the local historic environment explained more below.





9.2 Impact to the character and appearance of the townscape, conservation area and listed buildings and landscaping/public realm

The site is located within a prominent location within the historic centre of Salisbury designated as a conservation area and the buildings to the north, south and east are listed buildings, including the grade II* listed number 1 Castle St to the south (currently ASK restaurant). It is therefore a very sensitive site for the introduction of any new buildings.

The listed buildings are identified on the following extract from the Salisbury Conservation Area Appraisal and Management Plan:



HERITAGE ASSETS

-  Existing conservation area boundary
-  Proposed conservation area boundary
-  Listed building
-  Positive contribution building

TOWNSCAPE

-  Prominent corner
-  Space leak/weak townscape
-  Vista
-  Positive frontage

Designation as a conservation area does not preclude the possibility of new development, but it is expected to be of a standard high enough to maintain and enhance the quality of the conservation area and to be sensitive to its character and appearance. In considering planning applications, it is necessary to ensure that the form, scale, design and materials of new development protects the character and appearance of the area.

Any changes should preserve or enhance the character of the conservation area and the setting of adjacent and nearby listed buildings and redevelopment schemes should be influenced by the existing townscape character, integrate within the existing townscape and enhance the urban fabric in the centre of the city. Paragraph 58 of the NPPF in

particular states that development should respond to local character and history, and reflect the identity of local surroundings and materials and paragraph 132 requires development to enhance heritage assets and make a positive contribution to their setting.

The Conservation Officer considers that Castle Street is one of the most important streets in the city, linking the Old and New Sarum developments since the latter's foundation. Castle Street is characterised by buildings with narrow plot widths and a vertical emphasis to designs. There are currently four different buildings on the Castle Street frontage, distinguishable above the continuous projecting fascia canopy which extends across the whole Castle Street frontage:



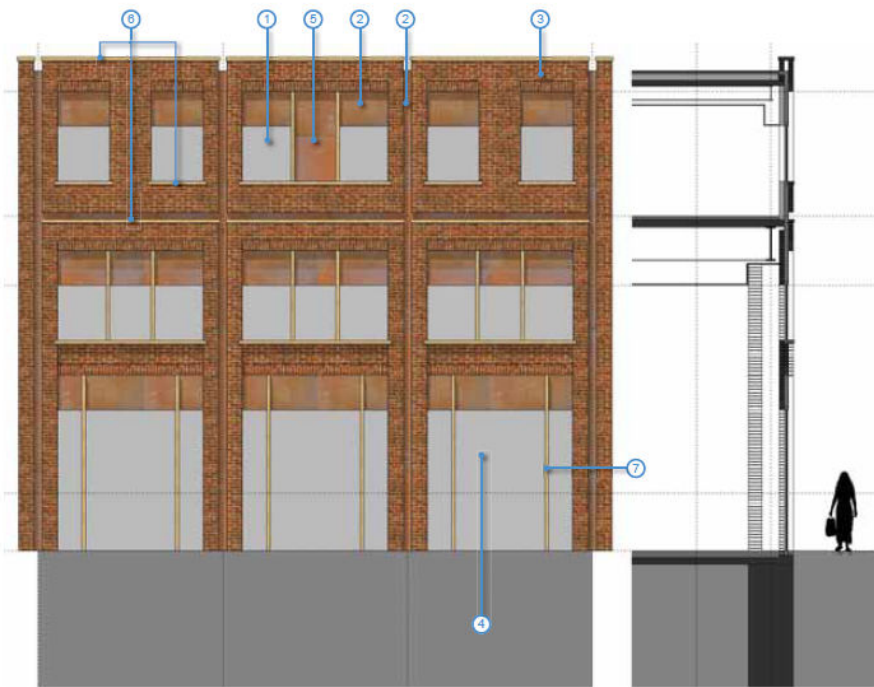
The proposed scheme includes the retention of the upper storey facades at the southern end of the Castle Street frontage and demolition of the remaining buildings on the site.

Both English Heritage and the conservation officer support the retention of the historic facades which offer some context to surrounding buildings whilst also lessening the impact of any new development through reducing its size, and have raised no objections to the demolition of the remainder of the buildings which are not considered to contribute to the character or appearance of the conservation area.

The elements of new build are considered to respect the building line, scale of the area and massing of adjoining buildings and characteristic plot widths. The conservation officer was concerned about the width of the new frontage to Castle Street and the possible monotony of its treatment. Responding to the comments from the council's urban designer, in order to successfully integrate the development with the historic townscape and its riverside setting, additional detailing has been included across both elevations in order for the development to respect the variety and extent of traditional small scale detailing which is a strong characteristic of the street scene.

The Design and Access Statement explains that *'the predominant fenestration detailing in the vicinity is that of traditional windows set within solid brickwork...with variations of set-in depths, glazing bar configurations, projecting cills, architraves and or rendered reveals adding to the variation and character of the architecture'* and that this *'layered characteristic'* informs the design. The proposed new elevations have an outer skin of brick with bronze or pre-patinated metal as a second layer of contrasting material as

shown on the typical section and elevation detail plan:

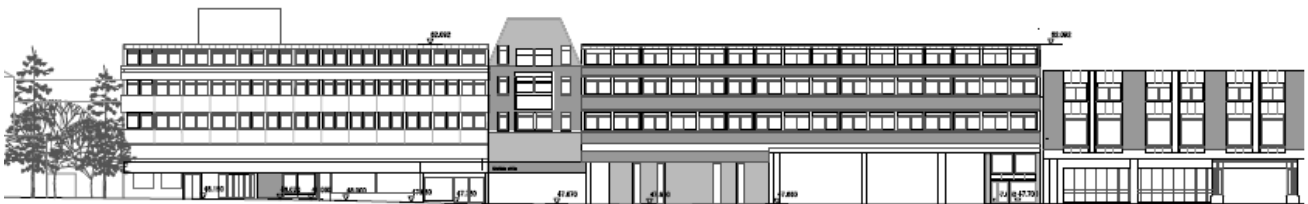


Typical Plan, Section and Elevation Details - Castle Street



1. Clear glazed metal framed windows
2. Bronze / Pre patinated metal
3. Brick
4. Clear glazed metal framed shop front glazing
5. Paired window bays selectively positioned
6. Stone copings / cills
7. Substantial stone mullions

The river side elevation has no retained elements, being completely demolished and replaced:



Extent of development site to riverside frontage



The conservation officer does not consider that the existing character of the conservation area would be adversely harmed by the proposed river side elevation. Responding to comments that the roller shutter doors to the delivery bay were too prominent adjacent to the entrance to the hotel, the amended plans have made the hotel entrance more prominent and pedestrian-friendly.

The replacement buildings are under the 12.2m height limit within the city (which is lower than the existing buildings on the site), to comply with Core Policy 8.

The architect has confirmed that all windows will be clear glazed with the exception of opacified glazing to the means of escape doors to the hotel and Castle Street elevations and natural stonework around the ATM surround and either side of the lobby on the Castle Street frontage which is marked on the elevation plans (shown on the extracts below):



The use of clear glazing is important and will make the store more transparent and make more of the riverside approach, and is supported. In order to ensure that this is maintained, a condition restricting the painting or obscuring is necessary in order to achieve active frontages.

Applications should include biodiversity enhancement measures, in accordance with paragraph 118 of the NPPF. Section 40 of the Natural Environment and Rural Communities Act (2006) also states 'Every public authority must in exercising its functions have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.' Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

The scheme also proposes to relocate the service/delivery area to the north west corner of the site, enabling the river side frontage outside the store (currently screened by boundary walling to the river) to be removed and improved landscaping provided.



Treatment of river side frontage

The Council's landscape and ecology officers support the proposals to open up the riverbank providing full pedestrian access along the east riverbank through removing the fence that currently blocks the southern boundary of the site with the library and making more of the riverside approach.

Comments received from English Heritage, Salisbury Civic Society, Salisbury Conservation Area Panel, Natural England, the Council's Landscape and Ecology officers and Salisbury City Council all supported improvements to the landscaping and public realm aspects of the scheme. The Civic society promoted additional tree planting in the area occupied by the car park although as the car park layout is not changing this constrains the opportunities for additional planting. An amended landscaping scheme has however been submitted including supplemental planting. Following negotiations with the applicant's landscape consultant, the WC landscape and ecology officers now support the amended landscaping scheme which is considered to preserve and enhance the riverside/public realm environment including additional trees next to the river north of the access road and in particular the removal of the palisade fencing around the existing private car park and replacement with a timber knee rail. This will considerably aid visual

permeability and allow a better integration of the site with the current surroundings and interface with the future Malting's development.

No changes are proposed to the river channel itself. Planted coir rolls have previously been included in the river channel at the base of the retaining wall in this area; but they were difficult to establish and the council's ecologist has agreed that there may be a more holistic approach to the river channel coming forward as part of the Maltings redevelopment scheme.

9.3 Highway considerations – access/parking

It is proposed to retain the existing 65 car parking spaces to be allocated for use by the hotel and foodstore divided such that 42 car parking spaces will be provided for the hotel and 23 car parking spaces for the foodstore.

The WC highways department has advised that whilst the development will result in a reduction in the amount of parking available for customers to enable parking for the proposed hotel and is not in line with current parking standards, being within the city centre, the site is in a sustainable location with nearby public car parks and very good public transport opportunities. It follows that there are no highways objections.

The Cycling Opportunities Group for Salisbury are particularly concerned about how cycle linkages through the Tesco site may connect with the bigger Maltings and Central Car Park redevelopment scheme.

The highways department have specifically considered these comments and have checked the proposed Town Cycle Network Map for Salisbury which does not show a desired route in this location (through Tesco car park) and there is no indication of a potential link. This area is well served by cycle routes albeit some of the routes are on-street rather than separate routes. The inclusion of a link through the Tesco site is not considered appropriate or necessary by the highways department.

The highways department have advised that proposed cycle parking adjacent to the entrance lobby to the retail store in the south west corner of the riverside elevation is in line with the saved policy TR14 and whilst additional cycle parking at the Castle Street entrance would be a benefit there does not appear to be adequate space to the front of the store without encroaching on the highway.

Given the location of the site within the tight constraints of the City centre, the highways officer has recommended that consideration must be given to the demolition and construction itself in terms of vehicle activity and the impact on other residents and businesses and has recommended conditions requiring a Construction Method Statement and Service Management Plan.

9.4 Nature conservation interests - impact to SAC/SSSI

The National Planning Policy Framework requires that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

The site lies close to the River Avon Special Area of Conservation (SAC), Site of Special Scientific Interest, and overlies a major aquifer. The SAC is protected under the

Habitats Regulations 2010.

Under the Habitat Regulations 1994, any development with the potential to affect a SAC and its designated species must be subject to strict scrutiny by the decision maker, in this case the LPA. The Authority should not permit any development, which would have an adverse effect on the integrity of the River Avon SAC, alone or in combination with other developments, unless certain rigorous tests are met.

Applications need to supply sufficient information to allow the Council to determine whether there will be likely significant effects of the development on the SAC features (4 species of fish, a species of snail and aquatic vegetation) and demonstrate that appropriate measures will be taken to ensure that the river system is protected from any pollution by producing a method statement that assesses potential risks and how these will be addressed.

Having regard to Natural England's advice, other consultation responses and any other information available, the local planning authority needs to decide whether the plan or project, as proposed, alone or in-combination would adversely affect the integrity of the site, in the light of its conservation objectives. That is, whether the plan or project would adversely affect the coherence of the site's ecological structure and function, across its whole area or the habitats, complex of habitats and/or populations of species for which the site is or will be classified.

A template environmental management plan has been included with the application documentation although as the contractor has not been confirmed, the council needs to see the specific measures that will be taken at this site to control risk to the SAC. The Environment Agency recommends a condition for the submission of a Construction Environmental Management Plan which is supported by Natural England and the Council's ecologist.

In light of advice from Natural England, the Environment Agency and the Council's ecologist, there is a potential for the site to have an effect on the SAC. However, in view of the advice that the proposal would not be likely to have significant effects on the environment and subject to the imposition of conditions it is considered that the development will not adversely affect the integrity of the European Site.

The water demand after construction will potentially impact on water resources. Core Policy 19 of the SWCS also requires all new commercial development to include water efficiency measures and a condition can be added requiring details to be agreed.

An energy assessment has also been submitted with the application which refers to energy efficient measures that will be incorporated in the development including the addition of solar panels on the roof of the hotel and a green sedum roof on the flat roof sections.

9.5 Waste & recycling

The Council's approach to waste reduction and auditing is outlined in Policy WCS6 of the Waste Core Strategy June 2009. This policy requires that proposals for any new development of shopping facilities over 500 square metres and leisure facilities will need to provide facilities for the source separation and storage of different types of waste for recycling and / or composting.

A waste audit has been submitted as part of the application documentation which states that prior to commencement of development a site specific Environmental Plan and Waste Management Plan will be put in place and updated throughout the project lifetime. The waste audit also refers to waste in the operational life of the proposed uses which includes a 'recycling zone' to segregate waste from the retail unit. With regard to the hotel, the waste audit states 'at present there is no identified end operator for the hotel. As such it is difficult to assess the waste impact of the use until such time as an end operator is named' so the audit refers to procedures hotel of this size and format undertake in general.' It will be appropriate to condition this.

9.6 Archaeology

The application is accompanied by an archaeological desk based assessment of the site. No previous archaeological works have been undertaken within the site, although a number of investigations have been carried out in the wider area, comprising evaluation trenching, excavations and archaeological watching briefs during construction works.

The site has archaeological potential being within the medieval city of Salisbury, along one of the four main routes in the city ending at the Market Place. As Castle Street leads to the former town of Old Sarum, it is likely that this was a well used route on which a number of merchants' houses are likely to have been located and in principle, the potential for uncovering buildings from the medieval development of the city is high. Additionally it is possible that earlier remains, pre-dating the medieval foundation of the city may also exist within the site.

The Salisbury Extensive Urban Survey (2004) refers to the area between the river and Castle Street possibly being the location of dyers' workshops and other related buildings of the textile industry.

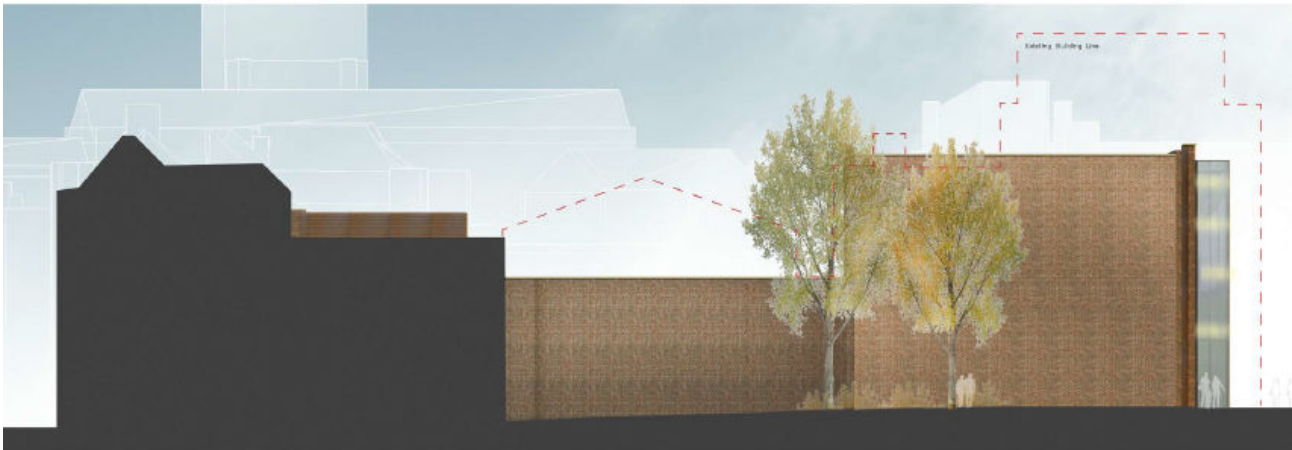
Previously development within the site may have limited the potential for the survival and identification of previously unrecorded archaeological remains and as the site is occupied by buildings, this provides little opportunity for any pre-determination archaeological investigations. As such the Council's archaeologist has recommended that a programme of archaeological works would need to be agreed as a condition.

9.7 Amenity and noise issues

Policy G2 requires that development should avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings to the detriment of existing occupiers. The NPPF paragraph 17 states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

The NPPF's Core Planning Principles (para 17) includes that planning should '*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*'

A third party objection included concern that the redevelopment may affect adjoining right to light for premises in Castle Mews to the North of the site. A plan has been submitted to demonstrate that the proposed development will reduce in height/bulk compared to the existing building as shown on the extract plan below, so lighting conditions in this Mews area will be likely to improve.



Section through site showing outline of existing building in red on North elevation

The public protection team have recommended conditions including a scheme for acoustic insulation from all externally mounted plant and equipment and a scheme for the discharge and control of fumes, gases and odours from the supermarket and hotel. They also recommended a condition restricting delivery and opening hours but the existing use has no such restrictions. If a statutory nuisance was to occur, this would be covered by Environmental Protection Legislation

9.8 Environmental Impact Assessment

The development does not fall within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 but it does fall within Schedule 2 of the Regulations (as an 'urban infrastructure project').

However, a Screening Opinion has been undertaken which concluded that there would not be 'significant environmental effects' as a result of the proposed development and an Environmental Impact Assessment is not required.

10. Conclusion

The principle of redevelopment of the site to increase the retail area and a 65 bedroom hotel within the City centre is the sequentially preferable location for such uses and is therefore acceptable.

The core planning principles of the National Planning Policy Framework include that planning should promote mixed use development in sustainable locations.

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the social, economic and environmental conditions of the area.

RECOMMENDATION

Permission 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. No development shall commence within the proposed development site until:
 - a) 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
 - b) 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.

- 3 No development shall commence on site until a scheme of acoustic insulation for the purposes of preventing and controlling the emission of noise from all externally mounted plant and equipment, including a timetable for implementation has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved details and shall be maintained at all times in accordance with the approved details thereafter.

Reason: In the interests of the amenities of the area.

- 4 No development shall commence until a scheme for the discharge and control of fumes, gases and odours from the supermarket and hotel, including a timetable for implementation has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved details and shall be maintained at all times thereafter.

Reason: In the interests of the amenities of the area.

- 5 No development shall commence until a Construction Environmental Management Plan, incorporating pollution prevent measures, including a timetable for implementation has been submitted to and approved in writing 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.

- 6 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this suspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect controlled waters from pollution, by potential land contaminants being revealed and disturbed by construction.

- 7 No development shall comment 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. This shall include the following:

- a) The parking of vehicles of site operatives and visitors;
- b) Loading and unloading of plant materials;
- c) Storage of plant and materials used in constructing the development;
- d) The erection and maintenance of security hoarding;
- 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) Hours of construction, including deliveries;
- i) Routing of construction traffic.

The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the local planning authority.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general and the natural environment through the risks of pollution and dangers to highway safety during the demolition and construction phases of the development.

- 8 No development shall commence until a Service Management Plan has been submitted to and approved in writing by the Local Planning Authority for the retail use. The agreed Service Management Plan shall be implemented in accordance with the agreed details.

Reason: To ensure that adequate provision is made within the site to accommodate service vehicles in the interests of highway safety.

- 9 The hotel development hereby approved shall not be first brought into use until a Service Management Plan has been submitted to and approved in writing by the Local Planning Authority for the retail use. The agreed Service Management Plan shall be implemented in accordance with the agreed details.

Reason: To ensure that adequate provision is made within the site to accommodate service vehicles in the interests of highway safety.

- 10 No development shall commence until a Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority for the retail use. The agreed Waste Management Plan shall be implemented in accordance with the agreed details.

Reason: to ensure facilities are provided for the source separation and storage of different types of waste for recycling and or composting.

- 11 The hotel development hereby approved shall not be first brought into use until a Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority for the retail use. The agreed Waste Management Plan shall be implemented in accordance with the agreed details.

Reason: to ensure facilities are provided for the source separation and storage of different types of waste for recycling and or composting.

- 12 The car parking spaces and access roads thereto shown on the approved drawings shall be completed prior to the occupation of the development land uses for which they are intended.

Reason: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 13 The development hereby approved shall not be occupied until details of the cycle parking spaces and a timetable for implementation of these spaces have been submitted to and approved in writing by the local planning authority and shall be implemented in accordance with the approved details.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car in the interests of sustainable development.

- 14 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.

- 15 No walls of the development hereby permitted shall be constructed until a sample wall panel, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall demonstrate the face bond of the brickwork and the mortar mix and finish and pointing style and 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.

- 16 No development shall commence on site until details of the position, design, external appearance and decorative finish of all railings, fences (including the replacement fencing to the carpark), gates, walls, bollards and other means of enclosure have been submitted to and approved in writing including a timetable for implementation by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the agreed timetable for implementation (including the removal and replacement of the palisade fencing to the car park).

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

- 17 No development shall commence on site until large scale details (1:10 scale) of all window types (including elevations and sections of the windows, head, sill and window reveal details) and rainwater goods 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.

- 18 No development shall commence until a method statement detailing how the brickwork facades to the Castle Street elevation will be retained has been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.

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

- 19 No development shall commence until details of the shopping trolley storage area (which shall be within the footprint of the building) have been submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.

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

- 20 No development shall commence until a scheme of water efficiency measures to reduce the water consumption of the replacement retail store and hotel has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented and thereafter retained in accordance with the approved details.

Reason: In the interests of the conservation of water and energy resources.

- 21 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.

- 22 The window glass in the ground floor Castle Street and Riverside elevation frontages shall be clear glass (unless otherwise marked on the approved plans) and shall not be painted or otherwise obscured.

Reason: To safeguard the appearance and character of the shopping street in the interests of visual amenity and the character and appearance of the area.

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

Plan reference: M1112/121D Proposed Ground Floor Plan, received by this office 23/10/2013

Plan reference: M1112/120C Proposed Site Plan, received by this office 23/10/2013
Plan reference: M1112/122D Proposed Mezzanine Floor Plan, received by this office 23/10/2013
Plan reference: M1112/123D Proposed Second Floor Plan, received by this office 23/10/2013
Plan reference: M1112/124D Proposed Third Floor Plan, received by this office 23/10/2013
Plan reference: M1112/125B Proposed Roof Plan, received by this office 23/10/2013
Plan reference: M1112/131B Proposed North and South Elevations, received by this office 23/10/2013
Plan reference: M1112/132C Proposed Section, received by this office 23/10/2013
Plan reference: M1112/127C Proposed Elevations in context (with the exception of the Castle Street Elevation which is amended by M1112/128D), received by this office 21/11/2013
Plan reference: M1112/128D Proposed Castle Street Elevation, received by this office 02/12/2013
Plan reference: M1112/129C Proposed Riverside Elevation, received by this office 21/11/2013
Plan reference: M1112/130C Proposed Southern Boundary Elevation, received by this office 21/11/2013
Plan reference: M1112/133C Remaining Elevations, received by this office 21/11/2013
Plan reference: M1112/135A Section and Elevation Details – River Frontage 01, received by this office 21/11/2013
Plan reference: M1112/137A Section and Elevation Details – East Facing Hotel 01, received by this office 21/11/2013
Plan reference: M1112/139A Section and Elevation Details – River Frontage 01, received by this office 21/11/2013
Plan reference: M1112/140A Section and Elevation Details – River Frontage 02, received by this office 21/11/2013
Plan reference: M1112/136A Section and Elevation Details – River Frontage 02, received by this office 21/11/2013
Plan reference: M1112/138A Section and Elevation Details – East Facing Hotel 02, received by this office 21/11/2013

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

INFORMATIVE: Materials

Please note that the Planning Office does not have the facility to receive material samples. Please deliver material samples to site, with a notification to the planning office where they are to be found.

INFORMATIVE: Protected Species

Many wildlife species are legally protected. The applicant should be aware that if it becomes apparent that the site is being used or has previously been used by protected species, work should STOP immediately and the applicant's or the council's ecologist should be contacted on 01225 718458 for advice on how to proceed.

INFORMATIVE: Permission not authorising work on land outside the applicant's control & party wall act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE: Advertisement consent required

This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.

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: Environment Agency

Construction Environmental Management Plan

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

The use of plant and machinery

Oils/chemicals and materials

Wheel washing

The use and routing of heavy plant and vehicles

The location and form of work and storage areas and compounds

The control and removal of spoil and wastes

The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

Flood Risk

The site lies within very close proximity of the River Avon, designated a 'main' river. The proposal includes extensive demolition works, prior to major construction works, within close proximity to the river. It is important the works are carried out in a sensitive manner, and do not adversely impact on the river corridor.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws the prior written consent (Flood Defence Consent) of the Environment Agency (EA) is required for any proposed works (permanent or temporary), including demolition works, or structures in, under, over or within 8 metres of the top of the bank of the River Avon, designated a 'main' river. The need for this consent is over and above the need for planning consent. The applicant is advised to contact Daniel Griffin on 01258 483 421 to discuss the scope of EA controls, and to obtain an application form.

INFORMATIVE: Highways

The applicant should make contact with the Area Highway Engineer with regards to protecting pedestrians using the footway across the site frontage as a footway closure may be required.