

**SOUTHERN AREA PLANNING COMMITTEE 14<sup>th</sup> August 2014  
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

**Agenda Item 7c**

**Plan List Item 1      14/04255/FUL – Demolition of existing buildings & erection of a pair of interlinked 27 bed care homes with associated parking, access and landscaping, including the change of use of 27 Tollgate Road and 2 Fowlers Hill from C3 to C2  
At 27 Tollgate Road and 1& 2 Fowlers Hill, Salisbury. SP1 2JF.**

Third party representations – See Appendix 1

**Appendix 1**

APPLICATION NO. 14/04255/FUL

COMMENTS TO THE AGENTS RESPONSE TO OBJECTIONS TO THIS APPLICATION

I refer to the developers letter of response to the objections raised for Planning Application 14/04255/ful and wish to comment further to the response to item 8 of that letter.

The comment referring to the first paragraph of item 8 suggest that the development of individual “villas” are totally in keeping with the ideals of the Milford Hill Conservation Area. The first point which needs to be emphasised is that no. 1 Fowlers Hill (Kimberly House) frontage is as one would expect aligned to Fowlers Hill and No 27 Tollgate Road as shown on the topographic survey is clearly aligned to Kimberly House and Fowlers Hill therefore significantly set back from Tollgate Road. (by approximately 14 metres (45 feet) at the closest point.

I agree that No 1 and 3 Fowlers Road conform to the developers contention that the existing “villas” are in keeping with the Milford Hill Conservation Area but they both front Fowlers Hill and are set back from the road by approximately 5.5 metres. However the developers argument that this proposed development is in keeping with the philosophy of the Milford Hill Conservation Area is false.

Firstly the two proposed “villas” are not on a domestic scale and the overall mass overwhelms the surrounding properties. Also the frontage of these buildings is to Tollgate Road not as you would expect if the development was to be in keeping with the Milford Hill Conservation Area. In addition these buildings are within 2 metres of the boundary with Tollgate Road rather than the 5.5 metres of the original villas.

The over development of the site which I had previously referred to was in the words of the developer “is largely due to the need to making the best use of the site to provide homes that are financial viable”. This to my mind infers that the Conversation Area issue was secondary to

financial issue. The letter also states that the homes are substantially smaller than the industry norm. The word homes can have two meanings in this case. It either means that the developer could have asked for a larger development – in other words your lucky it is the size it is – or the individual units are substantially smaller than the industry norm. The inference from this is that the developer has intentionally over developed the site and provided units which do not meet the industry norm, to make the project financial viable.

I therefore believe that the development does not have the overriding public benefit which is the planning officer conclusions. The immediate area (street scene) will be dominated by two “villas” not in keeping regarding size and position with the contention that it reflects the ideals of the Conservation Plan nor is it providing units that are what is considered the industry norm. Therefore it does not seem to me to have an overriding public benefit.

I wish to make it clear that I am not against the development of the site for an enlarged care home but that this development is inappropriate and should be rethought to provide a more acceptable solution.

I questioned in my original objections access to the site in particular for the building of Villa 1. The response confirmed that access would be gained from Fowlers Hill through the space left by the demolition of No 2 Fowlers Hill.

Fowlers Hill is used for local residential on street parking which affectively means that it is a narrow single lane roadway. The bottom part between Tollgate Road and Fowlers Road is a two way road while the upper part is a one way road from Fowlers Road to Shady Bower.. This part is extremely narrow near the top. This road is regularly used by cars avoiding the congestion on Rampart Road. It is very likely that large construction trucks will create traffic problems in Fowlers Hill particularly when entering and leaving the site and also add traffic problems on the surrounding roads in particular Rampart Road unless there is strict control on their movements in the area. This may possibly require restricting construction vehicle movements from the site to Tollgate Road and Southampton Road. Should the Highways Authority know about this development?

However the developer states that any inconvenience would be for a limited period only, but has failed to provide the timescale which must be available to him. I would suggest that the total development would take not less than 18 months. This may be a limited period for developers time scales but what about those who live in the area and use Fowlers Hill every day.

Brian Myall