

Schedule Of Planning Applications For Consideration

In The following Order:

- Part 1) Applications Recommended For Refusal
- Part 2) Applications Recommended for Approval
- Part 3) Applications For The Observations of the Area Committee

With respect to the undermentioned planning applications responses from bodies consulted thereon and representations received from the public thereon constitute background papers with the Local Government (Access to Information) Act 1985.

ABBREVIATIONS USED THROUGHOUT THE TEXT

AHEV	- Area of High Ecological Value
AONB	- Area of Outstanding Natural Beauty
CA	- Conservation Area
CLA	- County Land Agent
EHO	- Environmental Health Officer
HDS	- Head of Development Services
HPB	- Housing Policy Boundary
HRA	- Housing Restraint Area
LPA	- Local Planning Authority
LB	- Listed Building
NFHA	- New Forest Heritage Area
NPLP	- Northern Parishes Local Plan
PC	- Parish Council
PPG	- Planning Policy Guidance
SDLP	- Salisbury District Local Plan
SEPLP	- South Eastern Parishes Local Plan
SLA	- Special Landscape Area
SRA	- Special Restraint Area
SWSP	- South Wiltshire Structure Plan
TPO	- Tree Preservation Order

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING
COMMITTEE
CITY AREA 17/04/2008

Note: This is a précis of the Committee report for use mainly prior to the Committee meeting and does not represent a notice of the decision

Item Page	Application No Officer	Parish/Ward Recommendation Ward Councillors
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1	S/2008/0273	ST MARK & STRATFORD
P2-16	Mr R Hughes	APPROVE SUBJECT TO S106
	STRATFORD SOCIAL CLUB, CHATHAM CLOSE, SALISBURY, SP1 3JR DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A NEW COMMUNITY CENTRE AND 27 RESIDENTIAL UNITS INCLUDING PARKING AND ACCESS	COUNCILLOR CURR COUNCILLOR ROBERTSON COUNCILLOR THORPE

Part 1

Applications recommended for Refusal

No Refusals

Part 2

Applications recommended for Approval

1

Application Number:	S/2008/0273		
Applicant/ Agent:	IAN BARDEN		
Location:	STRATFORD SOCIAL CLUB CHATHAM CLOSE SALISBURY SP1 3JR		
Proposal:	DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A NEW COMMUNITY CENTRE AND 27 RESIDENTIAL UNITS INCLUDING PARKING AND ACCESS		
Parish/ Ward	ST MARK & STRAT		
Conservation Area:	STRATFORD SUB	LB Grade:	
	CASTLE		
Date Valid:	12 February 2008	Expiry Date	13 May 2008
Case Officer:	Mr R Hughes	Contact Number:	

REASON FOR REPORT TO MEMBERS

The HDS cannot deal with the application under his delegated powers as this application involves land owned by Salisbury District Council.

SITE AND ITS SURROUNDINGS

The existing site contains a number of community buildings, including a large social club, a scout hut, and two other smaller buildings, which are used by a weightlifters club. The red line of the application site also encompasses an existing car parking area, and an area of grassed open space. The use of the immediate area is residential, including the imposing 4 storey residential accommodation block, with the land to the east being used by the rugby club, and the area to the north used as public open space as part of Hudson Field. Part of this land immediately adjacent the northern boundary of the application site

To the north, lies the Conservation Area surrounding the Ancient Monument of Old Sarum.

THE PROPOSAL

It is proposed to remove the existing community buildings on the site and to construct a new community centre and scout hut to the rear of the multi-storey flats, on the existing car park. The remainder of the site will be redeveloped for 27 dwellings, including a mix of flats, bungalows, and houses. Parking would be provided in a centralised courtyard between the dwellings. Also, additional parking would be created to the immediate north of existing bungalows off Chatham Close, and furthermore, parking would also be constructed between the new housing and the northern boundary of the site.

PLANNING HISTORY

A number of similar applications for housing development have been submitted and subsequently withdrawn in the last few years due to issues related to land ownership/notification.

CONSULTATIONS

WCC Highways - " Following discussions with the agent, I confirm that the revised parking layout shown on drawing 108(PC)002 revision J is now acceptable - this shows a maintained 6m

of space into Chatham Close from the bays shown outside the existing bungalows, which will provide sufficient manoeuvring space for vehicles entering or leaving the spaces. I also confirm that the reduction in parking provision by the change in design of these spaces (from the earlier submission) is acceptable due to the availability of space for visitors to park within the community facility parking area.

I therefore confirm that my recommendation follows that of the earlier scheme for S/2007/1522 forwarded by email on 23rd October 2007. For ease I provide a repeat of those comments below:

"This submission follows earlier schemes which have been fully discussed with the agent and I welcome the additional information on car parking levels in the existing parking compound which will be redeveloped for parking and a new community centre. The submitted survey information clearly shows that very little use is made of the existing compound. Therefore, the proposed car parking level is considered adequate for this local community facility. The overall layout of the parking and turning space for the new dwellings and flats is considered an acceptable design and car parking level is acceptable for this assisted housing scheme"

The views above of course did not take into account the slightly reduced parking level on the current scheme, but I confirm that the currently reduced parking level is acceptable.

The following conditions, also provided for the earlier submission, are repeated for the current submission:

No highway objection is raised subject to the following conditions:-

1. Before the development starts, full details of the access junction to the community centre where it meets Stratford Road shall be submitted for the approval of the LPA; and the access junction shall be laid out in accordance with the approved details before the first use of the community centre.
2. Before the development starts, the visibility splays at the junction of Chatham Close with Stratford Road, and the community centre access with Stratford Road shall be laid out in accordance with the submitted drawing and there shall be no obstruction above 600mm above road level throughout both visibility splays, both of which shall be maintained in perpetuity.
3. Before the development starts, full engineering details (to include street lighting and road drainage) of the extension to Chatham Close and the turning head, together with car parking areas shall be submitted for the further approval of the LPA; and the road extension, turning area and parking areas shall be constructed in accordance with the approved details, at least to basecourse (or binder course) road level prior to the first occupation of the development.
4. Covered and secure cycle parking in accordance with the parking guidelines contained within the Salisbury District Local Plan shall be provided for all residential units in accordance with further details which shall be submitted for the approval of the LPA and the cycle parking shall be provided for each unit in accordance with the approved details prior to first occupation of each unit.

Reasons: in the interests of highway safety and encouragement to sustainable means of transport."

WCC Library/ Museum- Wiltshire Fire & Rescue- Environmental Services-	No comments General building safety advice provided No objections subject to limitations on the times of demolition and construction works, and a scheme for the control of dust, and a scheme for noise limitation regards the new club.
Wessex Water Authority-	No objections. General advice provided regards apparatus crossing the site, and that there is adequate capacity for the development.
Environment Agency-	No objection subject to conditions related to contamination, and construction environmental plan, and water efficiency

WCC Education-places.	Scheme generates the requirement to fund 6 primary school
English Heritage-	Reiterated previous comments, namely no objections in principle to redevelopment of the site or the use, but raised concerns regards the scale of the development, particularly the flats, and the impact on the adjacent conservation area /SAM. Also concerned that design approach lacked local distinctiveness and distinction.
Ancient Monuments Society-	No objections stated

REPRESENTATIONS

Advertisement	Yes. Expiry 13/3/08
Site Notice displayed	Yes. Expiry 13/3/08
Departure	No
Neighbour notification	Yes. Expiry 5/3/08
Third Party responses	

- a) 1 letter from the rugby club stating that the club is broadly in favour of the development, but reference to the need to negotiate the lease with the land owner.
- b) 1 letter from Salisbury Campaign for Better Transport, (summarised) indicating concern regards the amount of parking provided with the development, and concern that traffic from this development will add to existing problems at the junction of Stratford Road with Castle Road.
- c) 1 letter from Cycling Opportunities Group for Salisbury (COGS), (summarised) indicating concern regards the level of car parking, and whether there is adequate cycle parking on the site.
- d) 1 letter from Salisbury Civic Society, (summarised) stating concern about the design of the scheme being poor, given the visibility of the site from the adjacent open space and Old Sarum. The Society feels that there is an opportunity to have built houses and flats of a high quality which can be used as an exemplar for other schemes. However, the society is concerned that the housing scheme is a mixture of traditional and modern design which does not enhance the appearance of the houses, and regards the social club, the society also feels that the design could be enhanced to help mask the adjacent flats. The society do however welcome the provision of a replacement club and scout hut.
- e) 2 letters from adjacent neighbour (inc one from acting solicitor) raising concerns regards the proposed car park in front of the bungalows adjacent the scheme, protection of private rights of way, and the general impact of the works on access to the bungalows by tenants including the mobility impaired.

Officers also draw members attention to 63 letters sent to the Council's Housing Department (not to the LPA) which in general support the provision of new housing and social club, but also some concern regards loss of views of Old Sarum, and the protection of existing parking rights.

MAIN ISSUES

1. Principles and planning history
2. Loss of open space issues
3. Loss of open countryside issues
4. Provision of affordable housing
5. Design, Impact on Conservation Area and Ancient Monument
6. Impact on amenities
7. Impact on highway safety

POLICY CONTEXT

Central Govt Guidance - PPS1 PPS3 PPG15 PPG17

Local Plan - G1 G2 D1 D2 H16 H25 H26 R5 CN8 CN11 CN20 PS1 TR11 TR14 C7

PLANNING CONSIDERATIONS

Principles and planning history

This is a complex site in terms of the policy constraints.

Firstly, part of the site lies within the defined Conservation Area which surrounds the adjacent Scheduled Ancient Monument (the existing car park and existing huts to be demolished excluding the existing social club building). This defined area also corresponds with the policy designation R5, relating to the protection of open space, and furthermore, also corresponds with the policy designation C7, relating to the Landscape Setting of Salisbury.

However, the remainder, (majority) of the site is located within the HPB, and is regarded as being a brownfield previously developed land suitable for housing development. Members should also note that Local Plan policies also allow for affordable housing to be constructed outside the defined Housing Policy Boundaries where deemed acceptable.

Consequently, whilst in principle the application site could be redeveloped for housing in accordance with PPS3 guidance, there are other policy constraints on development which must be examined carefully.

Secondly, members should note that a similar housing scheme was refused for the following reason:

“While the Council welcomes in principle the provision of affordable housing and a replacement community facility, the scheme as currently proposed does not achieve the high quality, sustainable, and accessibility design standards promoted by Local Plan policies and national guidance. As a result, the development would result in a scheme of generally poor overall design and cramped layout, which would adversely affect surrounding residential amenities, due to the introduction of general noise and disturbance from the new social club and car parking arrangements and a general loss of privacy. As a result, the proposal would be contrary to policies G1, G2, D1, D2 and the SPG "Creating Places", of the Salisbury District Local Plan, and the aims of central government sustainable design guidance, including PPS1 and PPS3”

Members therefore need to consider whether this revised scheme overcomes the above reasons. This matter is analysed in the following paragraphs.

Loss of existing protected open space

In terms of policy R5, it should be noted that although part of the site is defined as open space, in reality on the ground, the existing tarmaced car parking area could hardly be compared with the large open area of grassed open space which is located to the north of the site surrounding the Old Sarum monument and is not considered usable open space in the normal sense. Likewise, the grassed area adjacent the rugby club ground which forms the eastern part of the application site is now separated from the rugby ground open space by a 2 metre palisade fence. Given that the land is also covered by a number of buildings and is clearly not maintained as formal (useable) public open space, it is also considered that this area is not in reality usable as open space.

As a consequence, it is considered that in reality, no significant areas of actual open space will be lost as part of this development. As a result, it is considered that the use of this piece of land for housing development would not be contrary to the aims of policy R5, or the guidance provided in national guidance PPG17.

Members should also note that the previous reasons for refusal did not relate to the impact of the scheme on the open space, and therefore it would be difficult to raise this as an issue as a possible reason for refusal.

Loss of protected countryside

As stated a small part of the application site is also covered by the policy designation C7, the aims of which are weighted against any significant development within the designation.

However, as indicated above as part of the considerations of the loss of the designated R5 land, the land which falls within the red line of the application site is not in reality open countryside, being largely ancillary grassed areas directly adjacent to the existing dwellings, car park, and the existing community buildings. The application site and these grassed areas are also separated from the adjacent countryside to the north by a distinct hedged boundary, and from the adjacent rugby pitch by the palisade fencing.

It is therefore considered in this particular instance that the redevelopment of those areas of the site within the policy C7 designation would not result in any significant harm to the character of the surrounding countryside.

Members should also note that the previous reasons for refusal did not relate to the impact of the scheme on the open countryside, and therefore it would be difficult to raise this as an issue as a possible reason for refusal.

Affordable Housing provision

As the majority of the site lies within the Housing Policy Boundary, in accordance with national and local policy, only a proportion (currently up to 40 percent) of any housing development proposed for this site would actually need to be affordable housing provision.

However, this scheme has been developed by a Housing Association, and will actually provide 100 percent affordable housing. The provision of more affordable homes is in full accordance with the aims of both Development Plan policies, and the aims of central government. It is also in accordance with the key objectives of Salisbury District Council.

Members should therefore note that unless properly restricted via condition or legal agreement, it would be possible overtime for any affordable houses built to be sold on as private dwellings on the open market. If members therefore consider that the provision of affordable housing is a material consideration of significant weight in the determination of this application, then the provision of 100 percent affordable units need to be properly secured.

Provision of community facilities

The application site contains a number of dilapidated and rather unsightly buildings, which are currently in use as community facilities, including a scout hut.

The development of the site for 27 dwellings would facilitate the redevelopment and provision of replacement community facilities, namely a new community hall (with two function rooms, and two pool and snooker rooms, community consultation rooms, and other ancillary rooms), and a smaller separate replacement scout hut with external open space.

It is considered that the replacement of existing facilities would not only be a visual improvement to the area in general, but would also significantly improve existing community facilities, to the benefit of existing and future users, including residents of the surrounding area. Such provision would be in full accordance with the aims of policy PS1 of the Local Plan, and also in accordance in general terms with central governments aims of achieving sustainable communities.

The previous scheme was refused partly due to concerns that the relocated social club may impact on adjacent neighbour amenities.

However, the applicants have confirmed that:

“We confirm that the new Community Centre will be constructed as follows:

External walls to be timber frame construction clad in timber. The walls will be filled with insulation to give the required min 'U' values. This insulation will also provide very good acoustic performance.

Windows will be powder coated aluminium with double glazed units to give the required min 'U'. These windows will provide very good acoustic performance. In addition to this we propose that the windows facing the flats to the function room element will be fixed. This will prevent any noise disturbance to residence in the flat block. We suggest that this could be a condition to any approval.

Roof will be an aluminium standing seam construction including insulation to achieve the required 'U' value and with no openings will also provide a very good level of acoustic performance.

Please note - Existing Club 14.9m from existing flat block to closest point. Proposed Community Centre 19.5m

We do appreciate that the new centre runs parallel to the flat block (as requested by the planning Department) and the old club runs perpendicular. However the new construction of the Community Centre will have far far better acoustic performance compared to the old which was constructed with materials such as corrugated sheets, no insulation, single openable glazing etc."

The applicants have also commissioned a brief report on the community centre building by Hayes McKenzie partnership, which concludes that subject to suitable insulation materials being utilised, "...events involving amplified music will be able to take place in the function room without causing annoyance to residents in the nearby maisonette block, subject to such music being at typical levels for clubs or disco type functions"

The Environmental Health officer has advised that acoustic glazing be used and not domestic thermal glazing, and that a condition to this affect should be imposed. He has also indicated that EH "*will look carefully at any premises license applications and any issues that arise as a result of noise. If there are valid concerns at that stage we will examine our powers under the Licensing Act and Environmental Protection Act as appropriate.*"

In officers opinion, due to its very nature, the new community centre would be a more insulated structure than the existing social club building, and therefore intrinsically, would not result in as much noise issues as the existing building. Members should also note that the relocation of the social club use means that it would inevitably have a more limited impact due to its siting adjacent to the public open space, and away from the dwellings along Fairfield Road.

While the wider matters regards disturbance of neighbours can be dealt with adequately under separate environmental health legislation, if members remain concerned, it is suggested that condition could be utilised to mitigate the impact of the social club on surrounding amenities, for instance in terms of hours of use restrictions, and perhaps the submission of a scheme to ensure that windows/doors remain closed during noisy events.

Impact on character of area and Conservation Area/Scheduled Ancient Monument

The applicants have chosen a simple approach to the layout and architectural appearance of the scheme. The courtyard design enables the 27 dwellings to be fitted in, as well as to allow the provision of suitable on site parking and turning area.

The applicants have chosen to revert to the materials originally suggested for the scheme, namely timber cladding and slate roofing, following some positive feedback from some members of the city area committee during the debate regards the previous application.

As part of the previous application, officers had requested that such materials be altered to those more similar to the adjacent dwellings, namely matching brick and render. Whilst it remains officers opinion that such an approach would be more in keeping with the local area, the applicants have highlighted that overall scheme, including the revised materials, have "sustainable" reasoning, namely

"Timber Cladding has been chosen for this project as it is a renewable and environmentally friendly raw material. It is considered that as the site sits on the edge of the town with open amenity/fields to two major boundaries the timber will form a good material link between this new

edge of town development and the surrounding open countryside, (although not a material generally used in the local area). UK woodland management standards are comparable to those of most other western European countries. Providing the felling operation has official approval, home-grown or European timber is generally accepted as a low environmental impact raw material in terms of its production.

Larch heartwood is traditionally used for cladding in northern Europe. This density combined with larch's natural resins means that no chemicals or wood preservatives are needed. Thus reducing the environmental impact of the material.

The vertical cladding will be formed from square-edged European Larch heartwood boards fixed with stainless steel nails. No coatings will be applied to the timber cladding and the timber will weather to silver-grey.

Blue/Black fibre cement slates - As requested and discussed with the planning department the pitch of the roof has been indicated shallow at 22 degrees to keep the overall height of the proposal to a minimum. It is also a design decision to use blue/black slates as it combines well with the use of the timber cladding. Slate finish can be constructed down to this pitch as opposed to many standard clay or concrete tiles. Blue/Black fibre cement slates manufactured by Marley Eternit have been certified by the Building Research Establishment (BRE) as an "A" rated product in their Green Guide to Housing Specification. This product is manufactured at their Widnes factory, which is certified by BSI to the Environmental Management System standard, ISO 14001."

Furthermore, the submitted design and access statement (page 10), indicates that the development would achieve Code Level 3 of the Sustainable Code for Homes, which will improve the energy efficiency of the dwelling, and include water saving measures, and the use of water butts.

In more general terms, the design of the dwellings does not seek to copy the architectural vernacular or layout of the surrounding housing area, with the dwellings arranged formally around a large parking area. However, the character of the surrounding area is very varied, with inter-war council housing being the dominant built form to the immediate south and west of the site. Furthermore, the site is dominated by the 4 storey block of flats, which is of a utilitarian design and is a prominent and some would say discordant feature in the surrounding landscape.

In terms of the likely wider impact of the scheme on the character of the Conservation Area and surrounding landscape, the dwellings would be largely dwarfed by the adjacent block of flats, and given the regressive nature of the materials chosen, would not likely to be unduly prominent, particularly when viewed from the adjacent Old Sarum monument and associated public open space. Given also that the buildings would replace several dilapidated existing buildings which to some extent adversely affect the character of the area, it is considered that the housing scheme would preserve the character of the conservation area, as when viewed from the adjacent Conservation Area, the development would readily blend into the surrounding urban area.

Similarly the proposed community centre has been carefully sited and designed so that it has a low ridge height, and will be located on the northern edge of the site, between the existing hedging and the much larger block of flats. Therefore, from the surrounding area, only a small part of the community centre would be visible, and the character of the area would be preserved.

Therefore, whilst the concerns of English Heritage are noted, in this instance, for the reasons explained above, officers consider that the impacts of the development on the adjacent SAM will not be significant.

Impact on residential amenities

Third parties regards this application have been in relation to the impact of the proposed parking on the existing bungalows adjacent to the site, and the effect on private rights of way.

Obviously, given the fact that the current use of the application site is relatively low key, the introduction of the housing scheme has some potential to reduce the level of privacy, and some loss of (private) views into the conservation area. The introduction of residential usage will also

naturally introduce more noise and disturbance issues than currently experienced. In officers opinion, Nos 19 through 33 Fairfield Road will be most affected by the development, with other dwellings in Fairfield Road less affected depending on the distance from the site. The existing bungalows to the west of the site will also be affected by the new housing.

The previously refused scheme introduced new two storey properties sited approximately 7.5 metres from the southern boundary of the site. However, this revised scheme increases that distance by approx 1 metre to approx 8.5m. Given that the first floor of the dwellings is stepped in, this means that the first floor southerly facing windows would be sited approx 12 metres from the boundary with the dwellings Fairfield Road. In addition, the two storey dwellings adjacent to the southern boundary have been internally arranged so that the rear south facing first floor windows serve the bathroom and the hall/landing area. The actual overlooking caused by these first floor windows would therefore be limited, particularly if obscure glazing were to be used.

Similarly, the two storey flats would have obscure glazing to the communal stairwell, and use obscure glazing on the metal balconies at first floor level. This would significantly limit the ability of the future occupants to view down into adjacent properties and garden areas when sat in their respective flats. Furthermore, the proposed flats to the immediate north of nos 21 –29 Fairfield Road would only have one bedroom window and one kitchen/diner window at first floor level facing south. Therefore, once again, opportunities for overlooking of rear gardens and properties in Fairfield Road would be somewhat limited.

Nos 2 & 4 Chatham Close (single storey bungalows) will also be directly affected by the proposed development, as the development would lie to the immediate east of those bungalows. However, along this (western) edge of the development scheme, only single storey bungalows are being proposed. Therefore, the amenities of the occupiers of nos 2&4 would in the opinion of officers not be so significantly affected by this development (in terms of dominance or loss of privacy) as to warrant refusal.

Most of the issues raised by the occupier of one of the bungalows (loss of private right of way etc) were mainly not material planning issues. However, in order to reduce concerns, the applicants have elected to adjust the layout of the parking in front of the bungalows so that a public right of way to the bungalows is maintained. Furthermore, the parking spaces in front of the bungalows have been rearranged and reduced in number from the previous scheme, and are now further away from the front facades of the bungalows than the previous scheme. The parking scheme as revised will therefore hopefully address the concerns of the occupiers of the adjacent bungalow.

The amenities currently enjoyed by occupiers of the adjacent block of flats are also likely to be altered by this proposal, primarily in relation to the introduction of general noise, disturbance, and traffic movements from the new dwellings and the planned community centre. However, given that the existing site is already used for community uses, it is considered that the resultant reduction in amenities would be unlikely to be so significant as to warrant refusal, particularly if hours of use and noise limitation methods are addressed via condition, and if, as suggested, the new social club would intrinsically have better insulation properties than the existing social club.

It is also likely that residents of the adjacent caravan park may similarly be affected by the introduction of dwellings and a new community centre. However due to the unusual nature of this type of temporary residential use, it is considered that this development would not have such an impact on the users of the caravan park as to warrant refusal.

In officers opinion, the revised scheme will have even less impact than the previously submitted scheme (which officers also found acceptable). Consequently, it remains officer's view this revised scheme is acceptable in terms of its impact on residential amenity.

Impact on highway system

The previous scheme was refused partly due to issues with the general parking layout and the possibility for conflict between vehicular and pedestrian traffic.

The current scheme has been revised so that the previous parking area in front of the adjacent bungalows has been reduced in scale and size, and furthermore, a pedestrian path has been added leading westwards from the new social club building to the highway, thus improving pedestrian safety.

Third parties have raised concerns regards the loss of existing parking spaces, and the creation of additional traffic and parking in the surrounding residential area.

Chatham Close is already used to access a number of residential properties, and an existing vehicular access already exists to serve the new site for the community centre. The submitted plans propose to retain the main vehicular access as is (Chatham Close), but it is proposed to reconfigure the secondary vehicular access which currently leads to the open parking area, so that a wider access is created.

WCC Highways have raised no fundamental objections to the overall scheme, or the suggested works to the secondary access.

It is considered that both access points are suitable to be utilised for the additional traffic likely to be generated by this development, subject to the changes indicated on the submitted plans, including the retention of a visibility splay.

As regards parking issues, it is considered that there is sufficient parking proposed on the site to meet the needs of the new occupiers and users of the new facilities, given the access to other sustainable modes of transport, namely that the site is close to several bus routes, and occupiers could choose to cycle or walk into the city centre from this site. There is also a local convenience store on Castle Road.

In terms of bike storage, all the dwellings have access to rear gardens and sheds where bikes could be stored. However, it is considered that bike stores to serve the proposed flats need to be conditioned to ensure the provision of suitably covered areas within the large rear garden areas of the flats.

Given the lack of any concerns from WCC Highways, and the changes to the car parking in front of the bungalows, it remains officers opinion that the revised scheme, like its predecessor, is acceptable in highway terms.

Impact on adjacent rugby club operation

The new dwellings would be built in very close proximity to the adjacent rugby pitch, and in fact the application site involves part of the land owned by the rugby club. As well as general noise and disturbance being caused to occupiers of the proposed dwellings, it is also possible that rugby balls may find their way into the east facing gardens of the new dwellings which are sited directly to the west of the goalposts.

However, regards this matter, it is of course the case that other existing dwellings are already located adjacent to the rugby pitch. Furthermore, a solution to this close proximity issue has been discussed between the rugby club and the applicants, and as part of the application, it has been proposed to provide some form of retractable netting between the existing goalposts and the new housing, in order to reduce the chances of ball strikes on the proposed houses and garden areas.

Given the above, it is considered that a refusal based on the possible impacts of the use of sports pitch on the proposed dwellings would be difficult to support on appeal.

Open space issues

No formal public open space has been provided on the site. However, there is adequate garden areas around the dwellings, and furthermore, the site lies directly adjacent to a large area of open space. It would therefore be difficult to justify the provision of public open space on this site. Furthermore, the provision of open space on the site would result in the likely loss of on site parking spaces.

It is therefore intended that the development will make a financial contribution towards off site open play space in the immediate locality, and that such a contribution will satisfy the requirements of policy R2 in this particular instance.

CONCLUSIONS

The proposal would address the aims of two major local plan policies, in terms of providing affordable housing in a sustainable location and providing improved community facilities. The provision of sustainable communities is one of the key objectives of current central government policy, as well as current Local Plan policy.

The revised proposal would have less of an effect on the amenities enjoyed by occupiers of existing dwellings adjacent to the development site, due to the repositioning of some of the dwellings further away from the boundary than previously proposed, and the repositioning and reduction of the car parking proposed in front of Nos 2 & 4 Chatham Close. Furthermore, the changes to the proposed community centre will also lessen the likely impacts on adjacent amenities.

Whilst some private views will be lost, this is not a material planning consideration. Furthermore, whilst there would be some modest loss of land currently designated as public open space and open countryside, it is considered that in this instance, the loss of such land would not result in significant harm to the surrounding countryside, or result in any useable public open space. The visual impact on the character of the area and the Conservation Area is considered to be acceptable, and there would be no significant highway impacts.

Consequently, in officers opinion, it is considered that in this particular instance, the positive outcomes of this proposal outweigh the likely harm caused to surrounding residential amenities, particularly as such harm can be mitigated to a certain extent with suitable conditions.

RECOMMENDATION: **Subject to the applicant entering into a legal agreement whereby:**

- A) PROVISION OF A FINANCIAL CONTRIBUTION TOWARDS THE PROVISION AND MAINTENANCE OF OFF SITE PUBLIC OPEN SPACE**
- B) PROVISION IN PERPETUITY OF A NEW COMMUNITY BUILDING/FACILITY**
- C) PROVISION IN PERPETUITY OF 100 PERCENT AFFORDABLE HOUSING**
- D) THE PROVISION AND MAINTENANCE OF RUGBY SAFETY NETS**
- E) PROVISION OF A WASTE AND RECYCLING SCHEME**
- F) PROVISION OF COMMUTED PAYMENT TOWARDS OFF SITE EDUCATION FACILITIES**
- G) PROVISION AND RETENTION OF AN ACCESS TO HUDSON FIELD**

Then APPROVE for the following reasons:

The proposal would address the aims of two major local plan policies, in terms of providing affordable housing in a sustainable location and providing improved community facilities. The provision of sustainable communities is one of the key objectives of current central government policy, as well as current Local Plan policy.

The revised proposal would have less of an effect on the amenities enjoyed by occupiers of existing dwellings adjacent to the development site compared to the refused scheme, due to the repositioning of some of the dwellings further away from the boundary, and the repositioning and reduction of the car parking proposed in front of Nos 2 & 4 Chatham Close. Furthermore, the relocation and construction of a new community centre will also lessen the likely impacts on adjacent amenities.

Furthermore, whilst there would be some modest loss of land currently designated as public open space and open countryside, it is considered that in this instance, the loss of such land would not result in significant harm to the surrounding countryside, or result in any useable public open space. The visual impact on the character of the area and the Conservation Area is considered to be acceptable, and there would be no significant highway impacts.

Consequently, in the opinion of the LPA, it is considered that in this particular instance, the positive outcomes of this proposal outweigh the likely harm caused to surrounding residential amenities, particularly as such harm can be suitably mitigated with conditions.

And subject to the following conditions:

- 01 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. (1)

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended.

- 02 Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s], roof[s] and windows of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: 0014 To secure a harmonious form of development.

- 03 Prior to first occupation of the dwellings, the rear south facing first floor bathroom and landing windows in plots 6,7,8, and 9, and the balcony screens serving units 12 & 13 shall be fitted with obscure glazing, details of which shall have been submitted and agreed in writing by the Local Planning Authority before development commences.

REASON: 0018 To ensure adequate privacy for the occupants of neighbouring premises.

- 04 The existing hedging along northern boundary of the site with Hudsons Field shall be protected during development by means of a scheme to be submitted to and approved in writing by the Local Planning Authority before development commences.

REASON: To ensure that existing beneficial landscape features are retained.

- 05 Energy and water efficiency measures shall be incorporated into the approved scheme, as detailed on page 10 of the design and access statement, unless otherwise agreed in writing by the Local Planning Authority. Such facilities shall be provided before the dwellings are first occupied.

REASON: In order to facilitate the inclusion of water efficiency measures within the scheme to produce a sustainable form of development in accordance with central government guidance.

- 06 Prior to development commencing, full details of planting, hard and soft landscaping, and boundary treatments shall be submitted to and agreed in writing by the Local Planning Authority. Such features shall be provided on site prior to the first occupation of any of the dwellings, unless otherwise agreed in writing by the Local Planning Authority.

REASON: 0014 To secure a harmonious form of development.

- 07 Prior to development commencing, a scheme for the provision of covered and secure bicycle parking for the proposed dwellings shall be submitted to and agreed in writing by the Local Planning Authority. Such facilities shall be provided before the dwellings are first occupied.

REASON: To encourage sustainable modes of transport usage.

- 08 No demolition work or construction work shall take place on Sundays or public holidays, or outside the hours of 8am to 6pm weekdays, and 8am to 1pm Saturdays. This condition shall not apply to the internal fitting out of the buildings.

REASON: In order to protect adjacent residential amenities

- 09 There shall be no use of the community centre between the hours of midnight and 7am Monday to Saturday, and between the hours of 11pm to 7am on Sundays.

REASON: In order to protect adjacent residential amenities

- 10 No development shall commence until a scheme to deal with the risks associated with contamination of the protected groundwater within Source Protection Zone 1 during shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) A desk study identifying all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, potential unacceptable risks arising from contamination at the site.
- b) A site investigation scheme based on the desk study, to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
- c) The results of the site investigation and risk assessment and a method statement based on those results giving details of the remediation measures required and how they are to be undertaken.
- d) A verification report on completion of the works set out in C) above confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

REASON: To protect the water environment

- 11 Before development commences, a scheme in the form of a Construction Environmental Management Plan to minimise dust from the development, and the risks of pollution and detrimental effects to the water interests in and around the site both during demolition and during construction, including the discharge of surface water from the proposed building(s) hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

REASON: In order to limit the impact of the development of existing water resources and surrounding amenities

- 12 Before development commences, full details of the proposed street lighting design and luminance levels shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme.

REASON: In the interest of amenity and the reduction in light pollution given the close proximity to existing dwellings and the conservation area.

- 13 Prior to development commencing, large scale details of the windows, doors, window and door surrounds, eaves detailing, meter boxes and similar equipment, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

REASON: 0014 To secure a harmonious form of development.

- 14 Prior to construction of the community centre building, a scheme shall be submitted to and approved in writing by the Local Planning Authority which outlines how the building is to be constructed (including glazing specification) in a manner which will minimise any noise disturbance from the building. The community centre shall be built in accordance with the agreed scheme.

REASON: To minimise the emanation of noise from the community centre use during its use in order to protect adjacent residential amenities.

- 15 This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 12TH February 2008, as amended by the applicant's layout plan ref 108 (4) 002 Rev J , received on 2/04/08 (amending the parking in front of nos 2 & 4 Chatham Close), unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt.

- 16 Before the development commences, full details of both vehicular access junctions serving the development onto Stratford Road shall be submitted to and agreed in writing by the Local Planning Authority. Both access junctions shall be laid out in accordance with the approved details before the first use of the community centre, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of highway safety

- 17 Before the development commences, the visibility splays at both vehicular access junctions serving the development onto Stratford Road shall be laid out in accordance with the submitted drawing and there shall be no obstruction above 600mm (5) throughout both visibility splays in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of highway safety

- 18 Before the development commences, full engineering details of the extension to Chatham Close and the turning head, together with car parking areas shall be submitted for the further approval of the Local Planning Authority. The road extension, turning area and parking areas shall be constructed in accordance with the approved details, at least to basecourse (or binder course) road level, prior to the first occupation of the development.

REASON: In the interest of highway safety

Informative

1. Surface water run off should be controlled as near its source as possible with sustainable urban drainage systems. For more information, please contact the environment agency.
2. Pollution prevention should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.
3. Please note that the Council's Environmental Health Officer has indicated that acoustic glazing rather than domestic thermal glazing should be used in the structure.

And with regards to the following policy/policies of the adopted Salisbury District Local Plan:

Policy G1	Purpose: Sustainability
Policy G2	Purpose: General impacts of the development
Policy R2 & R5	Purpose: Recreational provision
Policy CN8 & CN11	Purpose: Impact on conservation area
Policy C7	Purpose: Impact on surrounding countryside
Policy H25/H26	Purpose: Provision of affordable Housing
Policy D1	Purpose: General design issues
Policy PS1	Purpose: Provision of community facilities

**CHATHAM CLOSE COMMUNITY CENTRE
NOISE INSULATION REQUIREMENTS**
Andy McKenzie, Hayes McKenzie Partnership Ltd
1st April 2008



Introduction

1. Hayes McKenzie have been asked to comment on the acoustic design of the community centre included in the proposed Chatham Close development at Stratford, Salisbury. Particular attention has been drawn to the proposed function room at the south western end of the building where it is anticipated that live music events may take place on an occasional basis. Noise levels from such events are not anticipated to be of the high levels found in night clubs or similar establishments but appropriate acoustic insulation should be included to allow for typical levels from a club band or disco event.

Target Noise Levels at Maisonette Block

2. A few local authorities have specific noise limits to regulate noise from pubs and clubs but there is no nationally agreed standard. These limits can be either be absolute or relative to levels of noise from other sources. They may relate to measurement made internally or externally to the affected residential properties. They may be quantified in terms of overall level or be specific to low frequency bands of noise centred on 63 and 125 Hz. Different criteria may apply before and after the hours of 2300. Such noise limits could be specified in any planning condition covering noise imposed on this site. Noise could then be limited via restrictions on the levels of noise permitted inside the community centre, possibly regulated using limiting devices built into the stage power supply, as appropriate for the amount of acoustic insulation incorporated in the design. Restrictions on the hours during which amplified music should be allowed could also be included.

Noise Insulation in Design of Community Centre

3. The main weak point in the design from the point of view of noise transmission are the window areas facing the existing maisonette block which is at a distance of 19.5 metres. It is understood that the windows will be made non-opening to prevent significant escape of noise. It is, however, necessary to consider appropriate glazing to minimise noise transmission. The best solution from a noise point of view is to have standard thermal double glazing on the outside then a 200mm cavity, with absorbent reveals, and a reasonably heavy weight (10mm thick)

single pane on the inside. This may not be strictly necessary in this situation but it depends on how much noise is going to be generated in the function room. It may well be possible to use a proprietary double glazed unit with wider than normal spacing and heavier glass to achieve the desired effect.

4. The use of timber cladding rather than conventional masonry in the design is noted. Clearly this is a lighter-weight design, with an attendant reduction in noise insulation. We consider, however, that provided it is lined with an independent stud wall, faced with a double layer of plasterboard and incorporating heavy duty absorption in the cavity, then this will give a similar, if not better, performance than the windows leading to no significant loss in overall acoustic performance.
5. The Kal-Zip roof structure proposed is available in a number of different options incorporating different levels of thermal and acoustic insulation and absorption. Details of available acoustic insulation properties are awaited from the manufacturer but if sufficient acoustic insulation is not available then this could be overcome through the inclusion of an independent ceiling construction consisting again of two layers of plasterboard on studwork and heavy duty absorbent in the roof cavity to enable any noise limits to be met.

Conclusion

6. We consider that, provided the noise insulation advice provided here is followed, events involving amplified music will be able to take place in the function room without causing annoyance to residents in the nearby maisonette block, subject to such music being at typical levels for clubs or disco type functions.
7. Planning conditions can be imposed to protect the residential properties by way of specifying limits on noise from the community centre at the maisonette block.

Outcomes			
Stratford Social Club and Youth Club Activities			
<u>Daily events</u>			
Day time		Evening	
Breakfast Club	5 days early mornings indoor and outdoor activities	Pool Team	1 Night 20:00 to 23:00
After School club	5 days from 15:00 to 19:00	Snooker Team	2 Nights 20:00 to 23:00
Toddler Group	3 Mornings per week	Darts Team	1 Night 20:00 to 23:00
Meeting Room facilities	13:00 to 19:00 when booked	Crib team	1 Night 20:00 to 23:00
<u>Weekly events</u>			
Bingo is every Thursday with mainly elderly participants.		Youth club indoor and outdoor Friday and Wednesday evening 18:00 to 21:00	
Whisk drive for occupants of Gloucestershire house no day given as yet.		Youth Action Wiltshire football team 1 evening 18:00 to 20:00 Training further 1 evening 18:00 to 20:00	
		Live entertainment is on every Saturday evenings including the family fun quiz.	
		Line Dancing 2 evenings per week	
		Booked parties for Friday and Saturday Note a late license issued for club for events on Friday and Saturday nights	

<u>Monthly events</u>	
Social club committee meeting	
Hairdresser for community visit	
<u>Annual events</u>	
<p>Community children Christmas party from 11:00 to 15:00</p> <p>Organised day trips for the mature community members</p> <p>Easter weekend for families in the community includes outdoor activities</p> <p>Halloween events for local children</p> <p>Charity fun day in August – different charities as selected by the social club each year.</p> <p>Holiday club - The Department for Children and Education hire the hall during school holidays to provide activities for the young disabled people within the Salisbury area.</p>	Valentines Disco for the social club member's children
<p>Note:</p> <p>The club would hope to increase the number of Weddings and Family celebration bookings which currently stands at only Three wedding last year.</p> <p>Also note the late license was required for individual booked occasions and not intended for use on a daily basis.</p>	