

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE
CITY AREA – 08/04/04

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

A106 - Approve subject to S106	DOEC - Refer to DLTR (Committee) Now DTLR	REF - Refusal
APP - Approve	NOBJ - No objection	REV - Subject to Revocation Order
APPC - Approve with conditions	OBJ - Objection	DOED - Refer to DLTR
APRE - Part approve / refuse	OBS - Observations to Committee	Now DTLR - (delegated)

ITEM NO	APPLICATION NO OFFICER	LOCATION	REC	PARISH / WARD	PAGE NOS	WARD & COUN- CILLORS	NOTES
1	S / 2003 / 2432 Mrs J Wallace	MRS HUGHES MILFORD HALL HOTEL & RESTAURANT 206 CASTLE STREET	REF			ST EDMUND & MILFORD Councillor Mrs Chettleburgh Councillor Mr Sample	
2	S / 2003 / 2433 Mrs J Wallace	MRS HUGHES MILFORD HALL HOTEL & RESTAURANT 206 CASTLE STREET	REF			ST EDMUND & MILFORD Councillor Mrs Chettleburgh Councillor Mr Sample	
3	S / 2004 / 324 Ms S J McDaniel	MS A GODDARD & MR I TOMES OLD MILL COTTAGE MIDDLE STREET	APPC			HARNHAM WEST Councillor Mr Dalton Councillor Miss Tomlinson	
4	S / 2004 / 325 Ms S J McDaniel	MS. A. GODDARD AND MR. I. TOMES OLD MILL COTTAGE MIDDLE STREET	APPC			HARNHAM WEST Councillor Mr Dalton Councillor Miss Tomlinson	

5	S / 2004 / 326 Ms S Waaldijk	DAVID JOHN MILTON 46 MOBERLY ROAD	APPC	ST MARK & STRATFORD Councillor Mr Nettle Councillor Mr Paisey Councillor Warrander
6	S / 2004 / 501 Mrs J Wallace	VODAFONE LIMITED SALISBURY RUGBY CLUB CASTLE ROAD	APPC	ST MARK & STRATFORD Councillor Mr Nettle Councillor Mr Paisey Councillor Warrander

END OF LIST

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

Part 1

Applications recommended for Refusal

Item No.	Case Officer	Contact No.	
App.Number	Date Received	Expiry Date	Applicant's Name
Ward/Parish	Cons.Area	Listed	Agents Name
Proposal			
Location			

1	Case Officer Mrs J Wallace	Contact No 01722 434687	1
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S/2003/2432	17/11/2003 11:30:12	12/01/2004 11:30:12	MRS HUGHES
STED		II*	JEM MUSSELWHITE
Easting: 414346.8	Northing: 130631.8		

PROPOSAL:	FULL APPLICATION -CONVERSION / EXTENSION TO FORMER COACH HOUSE TO CREATE FITNESS SUITE INCLUDING SPA POOL
LOCATION:	MILFORD HALL HOTEL & RESTAURANT 206 CASTLE STREET SALISBURY SP1 3TE

REASON FOR REPORT TO MEMBERS

Councillor Chettleburgh requests that this application be decided by Committee in view of the interest in this proposal

SITE AND ITS SURROUNDINGS

The brick single storey building is sited within the grounds of a Grade II* Listed Building, the Milford Hall Hotel on Castle Street. The building is on the south-west corner of the site immediately adjacent to the entrance to the hotel and is side on to a small car park used by the car sales business in Wyndham Road. The building is a former coach house and is currently being used as a store and garaging.

THE PROPOSAL

It is proposed to convert the former coach house to a fitness suite including spa pool. This will involve, the insertion of conservation style roof lights in the northern and southern side elevations of the roof, the removal of part of the northern wall of the building adjacent to the existing garage doors and the addition of a glass roof over the adjacent yard to facilitate inclusion of the spa pool and to enable the creation of changing facilities for the spa pool. Additionally the remaining part of this northern wall will be refigured to provide glass French doors and a window.

PLANNING HISTORY

1997/1155 erection of extension to provide conference room and conversion of existing building to ancillary use including kitchen, toilet facilities and flat above, following demolition of part of existing store building R

1997/1156 LB erection of extension to provide conference room and conversion of existing building to ancillary use including kitchen, toilet facilities and flat above, following demolition of part of existing store building R

1998/299 Internal alterations to provide foyer, kitchen, and toilets with single storey extensions to existing building to provide a conference room and canopy porch to main entrance AC

1998/300 LB Internal alterations to provide foyer, kitchen, and toilets with single storey extensions to existing building to provide a conference room and canopy porch to main entrance AC

CONSULTATIONS

Highways no objections
English Nature Bat and Barn Owl survey required
Chalkhill Environmental Consultants

Building was surveyed by a qualified practitioner and there was no evidence of the presence of bats or barn owls, now or in the past. As the building has however some potential for roosting bats, care and vigilance should be exercised when working on the building, as bats are a protected species.

English Heritage English Heritage would not object to a more beneficial use for this underused building, if it can be done without compromising its character as a traditional outbuilding. However the proposal seeks to provide an extensive range of functions within the building and this intensity of use is problematic. Would question the need to extend the building in a way, which involves the demolition of part of an exterior wall and the construction of a glass roofed structure which appears incongruous in the context of a modest traditional outbuilding. This would also appear very prominent when viewed from the public highway.

REPRESENTATIONS

Advertisement Yes, expiry date 18/12/03
Site Notice displayed Yes, expiry date 18/12/03
Departure No
Neighbour notification Yes, expiry date 10/12/03
Neighbour response 1 letter of support to improved facilities
1 letter of objection to creation of a swimming pool

MAIN ISSUES

Scale and design
Impact on the setting of a Grade II* Listed Building
Impact on street scene

POLICY CONTEXT

G2, D3, CN3, CN5 and T1 of Replacement Salisbury District Local Plan

PLANNING CONSIDERATIONS

Scale and design

The building which it is proposed to convert and extend is a modest single storey brick outbuilding whose use was originally as a coach house to Milford Hall. More recently it has been used as a garage and store and has apparently not been well maintained. The proposed alterations to the modest outbuilding involving a large extension to the side are considered to substantially and detrimentally alter the character of the outbuilding and therefore to be inappropriate. The design, which incorporates roof lights, the demolition of part of a wall and the addition of a glass roof structure over the yard area, is considered to adversely impact upon the design of the original building. The 1998 consent for the change of use of this building to a conference centre involved adapting the building by largely internal alterations and the provision in brick and matching roof materials of a small gable fronted extension to provide an entrance foyer. The character of the building as an outbuilding to the main structure was not compromised.

Impact on the setting of a Grade II* Listed Building

The 1998 consent for the change of use of this building to a conference centre involved adapting the building by largely internal alterations and the provision in brick and matching roof materials of a small gable fronted extension to provide an entrance foyer. The character of the building as an outbuilding to the main house was therefore not compromised. Conversion within the shell of the building also would not impact upon the character of the listed building and its setting.

However because the proposal seeks to provide an extensive range of functions within the building there is a need to extend the building in a way, which involves the demolition of part of an exterior wall, and the construction of a glass roofed structure. These alterations would appear incongruous in the context of a modest traditional outbuilding and would therefore be detrimental to the setting of the Listed Building.

Impact on street scene

The alterations to the building will have a limited impact when viewed from Wyndham Road, as the alterations would merely be the addition of roof lights. However, from Castle Street the glass roof, which would appear over the yard/garden wall, would be very prominent and incongruous in this locality.

RECOMMENDATION:

REFUSE for the following reason:

The development as proposed by reason of its scale and design would be unsympathetic to the appearance the setting of the Listed Grade II* Milford Hall and seriously detrimental to the character and appearance of the outbuilding, and due to its prominent location within the street scene would be an alien and incongruous development. The proposal would therefore be contrary to Policy D3(i), CN3(i) and (iii) and CN5 of the Replacement Salisbury District Local Plan

INFORMATIVES: - POLICY

This decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan:

- G2 - General criteria for development
- D3 - Design criteria for extensions
- CN3 - Development affecting setting of a Listed Building
- CN5 - Development within curtilage of a Listed Building
- T1 - Tourist facilities

NOTES:

S/2003/2433	17/11/2003 11:30:19	12/01/2004 11:30:19	MRS HUGHES
STED		II*	JEM MUSSELWHITE
Easting: 414346.8	Northing: 130631.8		

PROPOSAL:	LISTED BLDG (WKS) -CONVERSION / EXTENSION TO FORMER COACH HOUSE TO CREATE FITNESS SUITE INCLUDING SPA POOL
LOCATION:	MILFORD HALL HOTEL & RESTAURANT 206 CASTLE STREET SALISBURY SP1 3TE

REASON FOR REPORT TO MEMBERS

Councillor Chettleburgh requests that this application be decided by Committee in view of the interest in this proposal

SITE AND ITS SURROUNDINGS

The brick single storey building is sited within the grounds of a Grade II* Listed Building, the Milford Hall Hotel on Castle Street. The building is on the south-west corner of the site immediately adjacent to the entrance to the hotel and is side on to a small carpark used by the car sales business in Wyndham Road. The building is a former coach house and is currently being used as a store and garaging.

THE PROPOSAL

It is proposed to convert the former coach house to a fitness suite including spa pool. This will involve, the insertion of conservation style roof lights in the northern and southern side elevations of the roof, the removal of part of the northern wall of the building adjacent to the existing garage doors and the addition of a glass roof over the adjacent yard to facilitate inclusion of the spa pool and to enable the creation of changing facilities for the spa pool. Additionally the remaining part of this northern wall will be refigured to provide glass French doors and a window.

PLANNING HISTORY

1997/1155 erection of extension to provide conference room and conversion of existing building to ancillary use including kitchen, toilet facilities and flat above, following demolition of part of existing store building R

1997/1156 LB erection of extension to provide conference room and conversion of existing building to ancillary use including kitchen, toilet facilities and flat above, following demolition of part of existing store building R

1998/299 Internal alterations to provide foyer, kitchen, and toilets with single storey extensions to existing building to provide a conference room and canopy porch to main entrance AC

1998/300 LB Internal alterations to provide foyer, kitchen, and toilets with single storey extensions to existing building to provide a conference room and canopy porch to main entrance AC

CONSULTATIONS

English Heritage English Heritage would not object to a more beneficial use for this underused building, if it can be done without compromising its character as a traditional outbuilding.

However the proposal seeks to provide an extensive range of functions within the building and this intensity of use is problematic. Would question the need to extend the building in a way which involves the demolition of part of an exterior wall and the construction of a glass roofed

structure which appears incongruous in the context of a modest traditional outbuilding. This would also appear very prominent when viewed from the public highway.

REPRESENTATIONS

Advertisement	Yes, expiry date 18/12/03
Site Notice displayed	Yes, expiry date 18/12/03
Departure	No
Neighbour notification	Yes, expiry date 10/12/03
Neighbour response	1 letter of support to improved facilities 1 letter of objection to creation of a swimming pool

MAIN ISSUES

Scale and design
Impact on the setting of a Grade II* Listed Building

POLICY CONTEXT

G2, D3, CN3 and CN5 of Replacement Salisbury District Local Plan

PLANNING CONSIDERATIONS

Scale and design

The building which it is proposed to convert and extend is a modest single storey brick outbuilding whose use was originally as a coach house to Milford Hall. More recently it has been used as a garage and store and has apparently not been well maintained. The proposed alterations to the modest outbuilding involving a large extension to the side are considered to substantially and detrimentally alter the character of the outbuilding and therefore to be inappropriate. The design which incorporates roof lights, the demolition of part of a wall and the addition of a glass roof structure over the yard area, is considered to adversely impact upon the design of the original building. The Conservation Officer also considers that to avoid adverse impact upon the setting of the Listed Building that the conversion should be primarily within the shell of the building so that there is no adverse impact upon the Listed Building.

The 1998 consent for the change of use of this building to a conference centre involved adapting the building by largely internal alterations and the provision in brick and matching roof materials of a small gable fronted extension to provide an entrance foyer. The character of the building as an outbuilding to the main structure was not compromised.

Impact on the setting of a Grade II* Listed Building

The previous consent for the change of use of this building was not considered to effect the character of the building as an outbuilding to the main house and thus did not effect the setting of the listed building. However because this proposal seeks to provide an extensive range of functions within the building there is a need to extend the building in a way which involves the demolition of part of an exterior wall and the construction of a glass roofed structure. These alterations would appear incongruous in the context of a modest traditional outbuilding and would therefore be detrimental to the setting of the Listed Building particularly when viewed from the public highway.

RECOMMENDATION:

REFUSE for the following reason:

The development as proposed by reason of its scale and design would be unsympathetic to the appearance and setting of the Listed Grade II* Milford Hall and seriously detrimental to the character and appearance of the outbuilding, and due to its prominent location within the street scene would be an alien and incongruous development. The proposal would therefore be contrary to Policy D3(i), CN3(i) and (iii) and CN5 of the Replacement Salisbury District Local Plan.

INFORMATIVES: - POLICY

This decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan:

- G2 - General criteria for development
- D3 - Design criteria for extensions
- CN3 - Development effecting setting of a Listed Building
- CN5 - Development within curtilage of a Listed Building

NOTES:

Part 2

Applications recommended for Approval

Item No.	Case Officer	Contact No.	
App.Number Ward/Parish	Date Received Cons.Area	Expiry Date Listed	Applicant's Name Agents Name
Proposal Location			

3	Case Officer Ms S J McDaniel	Contact No 01722 434553	3
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S/2004/324	16/02/2004 09:12:07	12/04/2004 09:12:07	MS A GODDARD & MR I THOMAS
WHAR	SAL	II	MICHAEL DRURY
Easting: 413462.7	Northing: 129359.3		

PROPOSAL:	FULL APPLICATION -ALTERATIONS AND EXTENSION TO INCLUDE CONVERSION OF GARAGE TO HABITABLE ACCOMMODATION AND FIRST FLOOR EXTENSION OVER THE ROOFING OF KITCHEN EXTENSION
LOCATION:	OLD MILL COTTAGE MIDDLE STREET HARNHAM SALISBURY SP2 8LL

REASON FOR REPORT TO MEMBERS

Council member and employee application

SITE AND ITS SURROUNDINGS

The existing building is a grade two listed brick built property. The front of the building facing Lower Road has an offset chimney and stepped brick eaves. There is a garage to the rear of the house with a small area for parking. At the same side of the property there is a painted timber porch, which has been a later addition. The existing garage wall fronting the car park, also to the rear of the property is in a bad state of disrepair and has a substantial amount of vegetation growing over it. There is currently a hexagonal tower on the rear elevation, which is also a later addition and will be lost in the construction of the proposal below.

THE PROPOSAL

Alterations and extension to include conversion of garage to habitable accommodation and first floor extension over the roofing of kitchen extension.

PLANNING HISTORY

None

CONSULTATIONS

WCC Highways	18/02/04 No objection
Environment Agency	18/02/04 No objection

REPRESENTATIONS

Advertisement	Yes, Expiry date: 18/03/2004
Site Notice displayed	Yes, Expiry date: 18/03/2004
Departure	No
Neighbour notification	Yes, Expiry date: 10/03/2004
Neighbour response	None

MAIN ISSUES

- 1) Impact on neighbouring amenity and surrounding area.
- 2) Impact on listed building – scale, bulk and design
- 3) Parking

POLICY CONTEXT

2003 Adopted Salisbury District Local Plan: G3, D2

Design policy D3 requires that extensions are of a scale and design that blends in with the house and area. It requires complimentary materials.

G2 ensures that developments do not significantly affect neighbour amenity.

CN3 ensures that new developments would not adversely affect the character and setting of a listed building.

CN11 ensures that views from and into Conservation Areas are safeguarded.

CN8 ensures that new developments are designed to Preserve or enhance Conservation Areas

PLANNING CONSIDERATIONS

The proposed extension is to be located to the rear of the property, windows will over look the garden/parking area of the dwelling and the public car park to the north. There are no windows proposed for the west elevation aside from the existing one, thus eliminating any possible overlooking issues with no. 12 Middle street. Overshadowing will also be kept to a minimum as the extension is set back from the garden of no. 12. The design of the proposal is in keeping with the character of the existing dwelling and the surrounding area and will not have an adverse affect on the visual amenity of the site or its surroundings.

It is felt that the scale of the proposed extension has the potential to overwhelm the original building. There is also a concern for the loss of the semi hexagonal tower. However the current building to the rear, particularly the entrance and flat roofed garage are unattractive and the overly large windows do little to compliment it. The proposed design is clearly well detailed and will create an attractive rear elevation. On balance whilst there are concerns for the scale and bulk of the proposal and the loss of the Hexagonal Tower the proposed extension will result in an attractive rear elevation, which will be a considerable improvement over the existing arrangement.

The loss of the garage is considered acceptable as there will be one space retained for the use of the residents. Highways have reaffirmed this and have confirmed that the provision of one space is in accordance with the latest Government Guidance contained in PPG3.

CONCLUSION

In conclusion it is felt that overall the above proposal will be a positive addition to Old Mill Cottage. There are no issues with the impact of the development on the surrounding area or neighbouring properties. Although

the loss of the hexagonal tower is regretted, on balance the overall scheme will result in an attractive rear elevation, and as aforementioned, will be a considerable improvement over the existing arrangement.

RECOMMENDATION: **APPROVE:** for the following reasons

The proposed development in terms of scale, siting, design and impact on neighbouring properties is considered to be in accordance with policies G2, D3, CN3, CN8 and CN11 of the Adopted Salisbury District Local Plan.

And subject to the following conditions

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission

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

(2) The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building. (D01A)

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

(3) There shall be no windows inserted on the extension hereby permitted other than those shown on the plans submitted, reference 942/02 (unless otherwise agreed in writing by the Local Planning Authority)

Reason: To ensure adequate privacy for the occupants of neighbouring premises

And in accordance with the following policies of the Adopted Salisbury District Local Plan.:

D3 which requires that extensions are of a scale and design that blends in with the house and area. It requires complimentary materials

G2 ensures that developments do not significantly affect neighbour amenity.

CN3 ensures that new developments would not adversely affect the character and setting of a listed building.

CN11 ensures that views from and into Conservation Areas are safeguarded.

CN8 ensures that new developments are designed to Preserve or enhance Conservation Areas

NOTES:

S/2004/325	16/02/2004 09:23:18	12/04/2004 09:23:18	MS. A. GODDARD AND MR. I. TOMES
WHAR	SAL	II	MELANIE LATHAM RIBA
Easting: 413462.7	Northing: 129359.3		

PROPOSAL:	LISTED BLDG (WKS) -ALTERATION AND EXTENSION WORKS
LOCATION:	OLD MILL COTTAGE MIDDLE STREET SALISBURY SP2 8LL

REASON FOR REPORT TO MEMBERS

Council member and employee application

SITE AND ITS SURROUNDINGS

The existing building is a grade two listed brick built property. The listing relates to the frontage facing lower street. This side of the building has an offset chimney and stepped brick eaves. There is a garage to the rear of the house with a small area for parking. At this side of the property there is a painted timber porch, which has been a later addition. The existing garage wall fronting the car park also to the rear of the property is in a bad state of disrepair and has a substantial amount of vegetation growing over it. There currently a hexagonal tower on the rear elevation and this will be lost in the construction of the proposal below.

THE PROPOSAL

Alterations and extension to include conversion of garage to habitable accommodation and first floor extension over the roofing of kitchen extension.

PLANNING HISTORY

None

CONSULTATIONS

None

REPRESENTATIONS

Advertisement	Yes, Expiry date: 18/03/2004
Site Notice displayed	Yes, Expiry date: 18/03/2004
Departure	No
Neighbour notification	Yes, Expiry date: 10/03/2004
Neighbour response	None

MAIN ISSUES

1) Impact on Listed Building

POLICY CONTEXT

2003 Adopted Salisbury District Local Plan: G3, D2

Design policy D3 requires that extensions are of a scale and design that blends in with the house and area. It requires complimentary materials.

CN3 ensures that new developments would not adversely affect the character and setting of a listed building.

CN11 ensures that views from and into Conservation Areas are safeguarded.

CN8 ensures that new developments are designed to Preserve or enhance Conservation Areas

IMPACT ON LISTED BUILDING

It is felt that the scale of the proposed extension has the potential to overwhelm the original building. There is also a concern for the loss of the semi hexagonal tower. However the current building to the rear, particularly the entrance and flat roofed garage are unattractive and the overly large windows do little to compliment it. The proposed design is clearly well detailed and will create an attractive rear elevation. On balance whilst there are concerns for the scale and bulk of the proposal and the loss of the Hexagonal Tower the proposed extension will result in an attractive rear elevation, which will be a considerable improvement over the existing arrangement.

CONCLUSION

Although there are concerns for the scale and bulk of the proposal, the development overall will be a considerable improvement over the current building. The loss of the hexagonal tower is also regretted but it is felt that the benefits of the proposal outweigh this.

RECOMMENDATION: **APPROVE:** for the following reasons

The proposed development in terms of siting and design is considered to be in accordance with policies CN3 and D3 of the Adopted Salisbury District Local Plan

And subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservations Areas) Act 1990

(2) The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building. (D01A)

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

And in accordance with the following policies of the Adopted Salisbury District Local Plan:

D3 which requires that extensions are of a scale and design that blends in with the house and area. It requires complimentary materials

CN3 ensures that new developments would not adversely affect the character and setting of a listed building.

NOTES:

S/2004/326	16/02/2004 09:28:50	12/04/2004 09:28:50	DAVID JOHN MILTON
STMK			
Easting: 414745.1	Northing: 131048.3		

PROPOSAL:	FULL APPLICATION -SINGLE STOREY EXTENSION TO SOUTH SIDE
LOCATION:	46 MOBERLY ROAD SALISBURY SP1 3BX

REASON FOR REPORT TO MEMBERS

Employee application.

SITE AND SURROUNDING AREA

The application site is occupied by a two storey detached house situated on the corner with Ridgeway Road. There is a detached pitched roof garage to the northern boundary.

The locality is residential in character consisting of rows of two storey-detached houses fronting the highway. To the west at No 39, is a two storey detached house situated on lower ground and to the north, at No 44 is a detached house the rear building line to which extends beyond that to the application premises.

THE PROPOSAL

The application seeks full permission for the erection of a single storey side extension measuring 7.4m wide by 2.6m deep. Eaves height would be 2.5m and ridge height would be 3.6m. (The extension would be constructed approximately 0.35m above existing ground level).

Materials would comprise brick, render and Marley roof tiles, all to match the existing house.

RELEVANT PLANNING HISTORY:

None

CONSULTATIONS:

None undertaken.

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Expires 25.3.04
Departure	No
Neighbour notification	Expires 4.3.04
Neighbour response	No
Parish Council response	No

MAIN ISSUES

1. The amenities of the street scene and the character of the locality; and

2. The amenities of the occupiers of adjoining and near by premises.

PLANNING CONTEXT

D3 – extensions and G2 – general principles of development.

PLANNING CONSIDERATIONS

The proposed single storey side extension would be modest in size and would not extend beyond the front or rear building lines to the house. Its form and massing would be residential in character and it would not have a prominent appearance within the streetscene or appear out of character with the locality. The proposed external materials would match those for the existing house.

Given the siting for the extension, on the southern flank of the house, it would be sited away from adjoining dwellings and would not have a material impact by reason of dominance or loss of privacy.

CONCLUSION

The extension would be of a form and massing that would be appropriate to the existing house and the locality. It would not appear out of character or give rise to any material loss of amenity to any adjoining occupier.

RECOMMENDATION: APPROVE

For the following reasons: The development would have an acceptable form, massing and external appearance and would accord with the policies of the adopted Salisbury District Local Plan.

And subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A).

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (0004).

(2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. (D01A).

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building. 0013

And in accordance with the following policies of the Adopted Salisbury District Local Plan. G2 (general principles of development) and D3 (extensions).

NOTES:

S/2004/501	05/03/2004 15:28:28	30/04/2004 15:28:28	VODAFONE LIMITED
STMK			NIGEL T P KAY
Easting: 414152.4	Northings: 131936		

PROPOSAL:	FULL APPLICATION -THE REPLACEMENT OF AN EXISTING LIGHTING COLUMN TO SUPPORT THE EXISTING LIGHTS AND VODAFONE'S ANTENNAE TOGETHER WITH ASSOCIATED GROUND BASED EQUIPMENT
LOCATION:	SALISBURY RUGBY CLUB CASTLE ROAD SALISBURY SP1 3SA

REASON FOR REPORT TO MEMBERS

Councillor Mrs S. Warrinder has requested that this application be determined by Committee due to the level of public interest.

SITE AND ITS SURROUNDINGS

The proposed site is on the northern edge of the Salisbury Rugby Club ground adjacent to Janspeed to the north of the city of Salisbury. This sports field, together with Hudson's Fields create an open area which slopes in a south westerly direction, between the residential areas on Castle Road and Stratford Road. To the south of the site is a large established residential area which together with the dwellings on Castle Road overlooks the proposed site. .

THE PROPOSAL

The proposal is for an 15m pole with 3 antennas and two small equipment cabins for Vodafone at its base. The mast is intended to serve the City of Salisbury area, to link with existing masts (such as that on top of the Post office Building) and proposed masts (Petersfinger Sewage works) to improve the telecommunications network for the city. The rugby pitches are currently floodlit by lights mounted on 7metre poles and it is intended to remove one of these lighting columns and replace it with a new pole which can carry not only the lights but above these lights, three antenna. At the base of the pole would be two small equipment cabins. The site would be serviced from Castle Road.

CONSULTATIONS

Environmental Health – no objection subject to the Council's precautionary policy being applied

PLANNING HISTORY

See Salisbury S/46

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes, expiry date 8/04/04
Departure	No
Neighbour notification	Yes, expiry date 16/04/04
Neighbour response	none yet received

MAIN ISSUES

- 1 Visual Impact
- 2 The need for the tower
- 3 SDC Precautionary Health Policy

POLICY CONTEXT

G2, PS7 of Replacement Salisbury District Local Plan

PLANNING CONSIDERATIONS

1 Visual Impact

The proposed site of the mast and its associated equipment is within the northern part of the city adjacent to open land but overlooked by the residential areas to the east and south. The sports fields are open with little screening in the way of hedges or shrubs, though to the north east of the site adjacent to the small industrial area is a small group of trees.

The pole will be sited on the very edge of the sports field adjacent to the 1.8metre boundary fence of the neighbouring industrial unit. The site will have a concrete base for the pole and equipment cabin, but it is not proposed to erect a secure compound around the equipment. The pole will be sited in the vicinity of a group of deciduous trees approximately 12metres high.

The base of the mast and the equipment cabin will be effectively screened by these trees and the industrial site when viewed from the north and from other locations will appear very similar to the other flood light poles in the vicinity. Sited as it will be on the edge of the sports field, it will not be visually intrusive particularly when viewed from Castle Road or Stratford Road. From the rear gardens of properties in Fairfield Road it will be seen against the background of the higher land at Old Sarum.

It is considered that due to the nature of the mast (a lighting column) and its height (15m) the proposal is on balance acceptable in this position as the proposal does conform with criteria (ii) of policy PS7 of the adopted Replacement Salisbury District Local Plan

2 The need for the tower

National Telecommunication Policy is set out in PPG8.

The Government's general policy on telecommunications is to facilitate the growth of new and existing systems and where full planning applications are needed for telecommunications development, the implications for subsequent network development are important considerations

Planning authorities have to be alive to the special needs and technical problems of telecommunications development. Material considerations include the significance of the proposed development as part of the network

Vodafone have established to their satisfaction that there is an existing deficiency in this area and alternative sites were considered but in the operators view proved unsuitable due to siting and appearance or the topography of the area.

3 Health

Government advice on health issues following an independent review. (Stewart Report) is that there is no proven health hazard provided the ICNIRP guidelines are adhered to. Salisbury District Council adopted (06/09/2000) a precautionary policy in order to allay public fears regarding the effects of radio frequency (RF) emissions from antenna upon the health and wellbeing of the public.

Assurances regarding RF emissions were sought, as the proposal is quite close both to Griffin School. Vodafone state that the RF emissions level on their new installations will comply with ICNIRP guidelines and in fact surveys on installations have shown that they are typically hundreds or even thousands of times below these guidelines. In this case the assessment shows that at the nursery school the radio frequency fields will be some 7,000 times below EU recommended levels. This extremely low level has been achieved by orientating the antennae away from the Griffin School area.

CONCLUSION

It is appreciated that telecommunication operators (Vodafone in this instance) have a requirement to provide mobile phone coverage, and the Local Planning Authority accept that it is very difficult to identify an ideal site within the City, because by their very nature, communication

poles are noticeable in the landscape, however, the suggested positioning of these antennae on a lighting column on the edge of the sports field and an industrial area is considered an elegant and acceptable solution to the problem of providing communication links. Salisbury District Local Plan and insufficient evidence has been provided to demonstrate that there are no satisfactory alternative locations.

RECOMMENDATION:

Subject to no substantive objections being received by the end of the publicity period on 16 April 2004

APPROVE for the following reason:

The use of an existing vertical feature in the landscape, which provides a useful facility will not adversely effect the quality of the local amenities and as the replacement pole would be of substantially similar height to the existing lighting column, the proposal is considered to be on balance in accordance with Local Plan policies.

And subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.(0004)

(2) Notwithstanding the provisions of Class A Schedule 2(Part 24) of the Town and Country Planning General Permitted Development Order (or any order revoking or re-enacting that Order) there shall be no installation, alteration or replacement of telecommunications apparatus unless otherwise agreed in writing by the Local Planning Authority

Reason: To enable the Local Planning Authority to retain control over development in the interests of amenity.

(3) Prior to the commencement of development, details of the colour of the pole, the antennae and the associated equipment cabins shall be submitted to and approved in writing with the Local Planning Authority and shall remain so in perpetuity unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of visual amenity

(4) The structure hereby permitted, shall be removed and the land restored to its former condition on or before (16/04/2014) in accordance with a scheme of work submitted to and approved by the Local Planning Authority, unless otherwise agreed by the LPA upon submission of a planning application that behalf

Reason: To enable the Local Planning Authority to review the development at the end of the stated period in the interests of the amenity.

And in accordance with the following policies of the Adopted Salisbury District Local Plan.

G2 - General criteria for development
PS7 - Telecommunications

NOTES: