

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE

CITY AREA - 01-07-04

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 Now DTLR - (delegated)
APRE - Part approve / refuse	OBS - Observations to Committee	

ITEM NO	APPLICATION NO OFFICER	LOCATION	REC	PARISH / WARD	PAGE NOS	WARD & COUN- CILLORS	NOTES
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1	SV S / 2004 / 702 Mr S Llewelyn	SALISBURY FESTIVAL FISHERTON RECREATION GROUND	REF		2 - 7	ST PAUL Councillor Clegg Councillor Fear	
2	S / 2004 / 310 Ms S Waaldijk	DR R HARDING NELSON HOUSE 105 FISHERTON STREET	APPC		8 - 12	ST MARTIN & MILFORD Councillor Howarth Councillor Tomes	
3	S / 2004 / 837 Mr S Llewelyn	COLTEN CARE 18-20 STRATFORD ROAD	APPC		13 - 22	ST MARK & STRATFORD Councillor Nettle Councillor Paisey Councillor Mrs Warrander	

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** **Contact No** **1**
Mr S Llewelyn **01722 434659**

S/2004/702	26/03/2004	21/05/2004	SALISBURY FESTIVAL
STPA	SAL		RIBA WESSEX
Easting: 413595.681645632	Northing: 130999.23435533		

PROPOSAL:	FULL APPLICATION - CONSTRUCTION OF TEMPORARY STUDY/STORE FOR A FIVE YEAR PERIOD
LOCATION:	FISHERTON RECREATION GROUND SALISBURY SP2 7DG

REASON FOR REPORT TO MEMBERS

This application is brought before the City Area Committee due to the controversial nature of the application and at the request of Councillor Fear as the development may set a precedent for further development on this site.

SITE AND ITS SURROUNDINGS

The application site is located on part of the Fisherton Recreation Ground that is located to the north of the city centre and which currently forms an open area of recreational space. Fisherton Recreation Ground is accessed via a small access road at the end of Coldharbour Lane that runs to the rear of Sarum St Pauls CE School and Riverside Tennis Club and leads to the Fisherton Farm Allotment Site that is located to the north west of the site. The River Avon lies to the north east of the recreation ground, beyond which is the Salisbury Leisure Centre. The site is located within the Stratford Sub Castle Conservation Area, the Landscape Setting of Salisbury and Wilton and the Area of High Ecological Value.

THE PROPOSAL

This application seeks temporary planning permission for a 5-year period for the construction of an environmentally friendly "green" building to be used as a study pavilion by schools and other community/environmental groups for the teaching/demonstration of sustainable building techniques. It is also proposed that the building will act as an educational centre from which small groups can explore the adjacent River Avon and wildlife meadows.

It is proposed that the building will be constructed from sustainable building materials including straw bale walling, the use of recycled tyres as foundations and walling, wattle and daub, lime rendering, green timber framing and cladding techniques.

PLANNING HISTORY

There is no previous planning history relating to the proposed development. However, In January 2004 City Area Committee (Community) approved the principle of an area of Fisherton Recreation Ground to be used to accommodate the erection of a small environmentally friendly “green” building to be used by schools and other community groups for the teaching/ demonstration of sustainable building techniques (see appended report).

CONSULTATIONS

WCC Highways: Comments are awaited.

Environment Agency: No objection, but advises that as used tyres are proposed for the foundations of the building it is important to note that the proposed development is likely to require a Waste Management Licence exemption from the Environment Agency.

REPRESENTATIONS

Advertisement	Yes - expired 29/04/04
Site Notice displayed	Yes - expired 13/05/04
Departure	No
Neighbour notification	Yes
Third Party responses	Yes

One letter of objection has been received in response to the proposed development as it was originally submitted on the following grounds:
There is no justification for such an over-designed temporary building in a large fenced area that is currently used regularly for recreational purposes.
The siting and type of building proposed would be vulnerable to damage and continual vandalism that would render it unsuitable for children.
As a study centre it would be uneconomical to transport children to and from the site, while the building can only accommodate 20 persons and school classes could be as many as 30 children.
There is no planned provision for parking and it would not be possible to turn a coach around adjacent to the site.
It would be practical and economical if such study periods were conducted within the individual schools.
Once established it may become permanent.

A further three letters of representation have been received that express support for the proposed development for the following reasons:
The value of this exercise in sustainability has implications for low-cost constructions of all sorts.
The proposed building will not in any way set a precedent for future housing development on the Fisherton Recreation Ground.
The whole ethos of the project is one of conservation and protection of the environment.
There has previously been a building on the site.
The building design is sympathetic and of a wholly appropriate scale.
Current national and local plan policy supports the promotion of exactly this kind of project.

POLICY CONTEXT

The following policies of the Adopted Replacement Salisbury District Local Plan (June 2003) are relevant to the current proposal:-

G1, G2, D2, CN8, C7, C11 and R5.

MAIN ISSUES

1. Principle of Development – Policy R5
2. Visual Impact
3. Highway Issues

4. Residential Amenities
5. Future Management/Maintenance of the Building

PLANNING CONSIDERATIONS

1. Principle of Development – Policy R5

The proposed sustainable building is to be located on Fisherton Recreation Ground and therefore Policy R5 of the Adopted Replacement Salisbury District Local Plan (June 2003), that relates to the protection of recreational open space, is the key consideration in determining whether the proposal is acceptable, in this instance. Policy R5 states that:

“Development which would lead to the loss of public or private sports fields, other recreational open space, or school playing fields, will not be permitted unless:

*sports and recreation facilities can be best retained and enhanced through the redevelopment of a small part of the site; or
alternative equivalent provision is made available in the locality; or
there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision”.*

In considering the proposed development in relation to these criteria, it is not considered that there is an excess of public open space within the city while the proposed use and purpose of the building would not directly contribute to the functioning of the recreation area. As such, the proposed location of the development appears to conflict with Policy R5 of the Adopted Replacement Salisbury District Local Plan (June 2003). However, whilst this may be the case, it is important to consider whether there are any material considerations that should be taken into account that may outweigh any potential conflict with Policy R5 and justify the approval of the proposed development.

Firstly, it is considered that the principle of the proposed development and what it is trying to achieve, that being the erection of a building of a modern and sustainable design to promote sustainable building techniques and sustainable development, is very commendable and is to be welcomed as it accords with the core values of the Council. Secondly, the scale of the proposed building is relatively modest and involves only a small footprint, thereby requiring only a very limited take-up of the existing recreational open space such that it is considered that it would not unduly harm the function that this area of recreational open space performs to the wider community. In fact, the Council's Parks Manager has advised that the area of land on which the building is proposed to be sited is relatively unused and therefore will not be detrimental to the provision of open space in the area, whilst it is sufficiently separated from the sports pitches that it would not compromise them in any way.

However, perhaps of most importance is the fact that the proposed development only seeks temporary permission for the erection and use of the building. The temporary status of the structure will therefore enable the area of open space on which it is sited to be fully restored to its existing use as recreational open space at the end of this period and as such any impact would be very short term. Whilst some concerns have been expressed that permission may be sought for the longer term retention of the building at the time of expiry of any initial period of temporary consent, this would be subject to a further planning application and therefore the control of the Local Planning Authority. Furthermore, the site of Fisherton Recreation Ground and therefore the land on which the building is proposed to be sited is within the ownership of the Council and therefore an agreement will have to be reached with the Council for the use of the land both in the first instance for the temporary period that is the subject of this current application and subsequently for the continued retention of the building thereafter. As such, the Council has a considerable degree of control in determining the long term retention of this structure.

Government planning guidance contained in PPG17 relating to sport and recreation also states that *“In considering planning applications – either within or adjoining open space – local authorities should weigh any benefits being offered to the community against the loss of open space that will occur”* and that Local Planning Authorities can *“allow small-scale structures where these would support the existing recreational uses”*. In this instance, although the

proposed development would not directly support the existing recreational open space, it is considered that the educational purpose and sustainable nature of the structure represents a worthwhile alternative community facility and can be seen to be of local and wider community benefit.

Given the above circumstances, it is considered that the proposed development would not materially affect the level of provision of recreational open space in this location and would provide sufficient benefits to outweigh the loss of a relatively limited and under-used area of recreational open space, albeit for a temporary period, and any potential conflict with Policy R5.

2. Visual Impact

In considering the proposed development it is important to note that the application site lies within the Stratford Sub Castle Conservation Area and the Landscape Setting of Salisbury and Wilton and therefore the visual impact of the proposed development is critical. Fisherton Recreation Ground as an open piece of land is important to the setting of the Avon Valley and the character of the Stratford Sub Castle Conservation Area that follows the course of the Avon Valley, as well as the landscape setting to Salisbury. In accordance with Policy CN8 of the Adopted Replacement Salisbury District Local Plan (June 2003), that relates to conservation areas, only development that preserves or enhances the character of a conservation area will be permitted, while Policy C7 adopts a restrictive stance in order to protect the high quality of the landscape settings of Salisbury and Wilton although development will be permissible where it can be demonstrated that the quality of the landscape will not be impaired.

With regards to the proposal as it was originally submitted, concerns were raised in respect of the proposed siting of the building within the open setting of Fisherton Recreation Ground as it was considered that the building would appear isolated and exposed within the wider context of this area of open space. Although the applicant has responded to these initial concerns by repositioning the building slightly further towards the north west and in closer proximity to the hedgerow boundary with the adjacent allotment gardens which represents an improvement to the original submission, it is considered that the building would still fail to relate to the existing features and characteristics of the site and to some extent would intrude into the open character of this area and would appear a little exposed, thereby failing to fully respect the context of the conservation area and the character of this section of the landscape setting to Salisbury. In this respect, it is considered that a more preferable location for the building would be sited further towards the south west and the access road that runs adjacent to this boundary of the recreation ground and adjacent to the hedgerow boundary of the allotment gardens that forms the north western boundary to this section of the recreation ground, thereby minimising its visual impact on the open character of this section of the Avon Valley. Nevertheless, whilst it is considered that the siting and resultant visual impact of the building could be improved further given the relatively modest scale of the proposed building and its temporary status, it is not considered that it would appear so visually intrusive as to warrant refusal of this application. The application site is also located within the Area of High Ecological Value but for the same reasons it is unlikely to have a detrimental effect.

With regards to the design of the proposed building, given that the structure is intended to educate about modern sustainable building techniques it will inevitably not be in keeping with the local built context. However, the building will stand alone and be somewhat isolated from those in the surrounding area, whilst its temporary nature and the very fact that it is promoting sustainable construction techniques should allow for a more radical design of this type. In any event, the building will have the external appearance of a rendered finish and after all will have only a short term impact.

3. Highway Issues

With regards to the highway considerations relating to the proposed development, the application does not include the provision of any on-site parking adjacent to the building. In response to a question from officers to the applicant regarding traffic it has been confirmed that it is proposed that visiting school groups will use the St Paul's School car park, while other individuals or groups will use the available public car parks. However, this raises a number of issues. Firstly, there is no evidence of an agreement having been reached with the County Council for the use of St Pauls School to be used for the provision of parking associated with the

proposed development. Secondly, the applicant has not provided any details of the frequency and number of journeys that are likely to be generated by the proposed development or of the type of vehicle movements to enable a proper assessment of the likely traffic impacts to be made. In addition, no specific details of the proposed parking arrangements, such as the number of available parking spaces at St Paul's School, have been submitted with the application to-date. In the absence of this necessary information, it is not possible to assess whether the proposed parking arrangements would be adequate to serve the proposed building. Furthermore, although the applicant states that it is intended that individuals or groups other than school groups will use the public car parks, none of these are in particularly close proximity to the application site while the applicant will have no control over where these people actually park. As a result, Officers are concerned that a number of these journeys could lead to people parking within the surrounding roads where there is already an existing on-street parking and congestion problem. Again, in the absence of any information regarding the likely number of vehicle movements that will be generated by the proposal it is impossible to make an assessment of the potential highway implications and whether this will exacerbate an already existing parking problem in the area.

Given the absence of the above information that is considered to be essential to enable both the Local Highway Authority and the Local Planning Authority to adequately assess the potential highway and traffic impacts of the proposal, it is considered that there is no alternative option but to recommend refusal of this application on the grounds of the submission of inadequate information to enable a full and proper assessment of the application to be made. Should further information be received before the meeting the Head of Development Services will report accordingly.

4. Residential Amenities

With regards to residential amenity, it is considered that the building itself would be sufficiently distanced from the nearest residential properties that neither it nor the activities that are proposed to be undertaken within it would cause any harm to the amenities of the occupants of these properties. However, given the proposal for school groups to use the car park at St Paul's School it is possible that the vehicular movements along Westminster Road to access the school could create a level of noise and disturbance to the detriment of the residential amenities of these properties. However, in the absence of any detailed information concerning the number, frequency and type of vehicle movements it is again difficult to make an adequate assessment of this issue.

5. Future Management/Maintenance of the Building

The issue of the future management and maintenance of the proposed building is an important consideration, particularly with respect to determining whether the proposed period of time for the retention of the building is acceptable as this has potential implications for the visual impact of the building. In this respect, it is important to avoid a scenario whereby the structure is abandoned and left to deteriorate, as this will undermine the amenity of the open space. This application seeks temporary planning permission for a 5-year period and the applicant has confirmed that in the first year the building will be managed by the Salisbury Festival Office and by a consortium of interested groups thereafter for the remainder of the life of the pavilion. However, in the absence of any firm agreement/contract with this consortium to take on the responsibility for the management of the building it is considered that it would be more acceptable to only grant temporary permission for as long as the applicant can firmly commit to the management of the building. In this instance, it is therefore considered that this should be limited to a one-year period.

The proposal also fails to provide any details of the proposed management plan for the building, such as who will be responsible for the cost of any repairs due to vandalism and general upkeep of the building, that will have implications for its visual appearance. However, it is not considered that these issues are insurmountable and could be covered by the imposition of a condition requiring the submission of a management plan.

Conclusion

In considering the proposed development, while there is some conflict with Policy R5 that seeks to protect the provision of recreational open space, given the temporary status of the proposed structure and the limited area of relatively unused land that it would occupy together with the alternative benefits that it will offer to the community as an educational facility, it is considered that it would outweigh the loss of open space that would occur and would not unduly harm the function of this area of recreational open space nor the level of provision in the area. Whilst it is considered that the building could be sited in a more appropriate location to minimise its visual impact on the open character of the recreation ground, given the relatively modest scale of the building and its temporary status it is not considered that it would appear so visually intrusive as to justify refusal.

This application was previously deferred from being brought before the last City Area Committee whilst discussions were pursued with the applicant on a number of issues. Although the majority of these issues have now been resolved, in the continued absence of the necessary highway related details required to enable an adequate assessment of this application to be made and the need for Members to consider this application it is considered that the Local Planning Authority has no option but to recommend this proposal for refusal. However, it should be noted that if the required details are forwarded to enable the outstanding matters to be resolved prior to the Committee meeting then it may be possible to make a more favourable recommendation, or alternatively Members may prefer to defer reaching a decision on this application until these issues have been resolved. Similarly, in the absence of a firm commitment to the long-term management of the building it is considered that the applicant's request for a 5-year permission is a little excessive and instead should be limited to a one-year period if this application is approved.

RECOMMENDATION:

REFUSE on the following grounds:

1. The applicant has failed to supply adequate information to enable proper consideration to be given to this application by the Local Highway Authority and Local Planning Authority in respect of the potential highway-related and neighbouring amenity impacts of the proposed development. In the absence of such information, determination of this proposal is likely to conflict with Policies G2 and TR11 of the Adopted Replacement Salisbury District Local Plan (June 2003).

Informative Note(s)

1. This permission has been taken in accordance with the following policies of the Replacement Salisbury District Local Plan: G1, G2, D2, CN8, C7, C11 and R5.

NOTES:

The locality is well served by public transport with Salisbury British Rail station and numerous bus routes within five minutes walk of the site.

THE PROPOSAL

The application seeks full permission for the renewal of permission S/99/0123. Under this application, full permission was granted for the erection of:

“Three flats units over existing shop unit (amendment to previous approval Ref: S/94/0325)”

Each flat would have one bedroom and a living / dining area. Access would be from the rear of the building facilitated by the erection of an open staircase; the existing spiral staircase would be replaced with one that would provide access to both No 105 and No 103.

Other alterations would be the closing up of flank windows to the existing apartments in Nelson House. This serves a small obscure glazed window to a first floor apartment.

RELEVANT PLANNING HISTORY:

99/0123	Erection of three flats over existing shop. (Amendment to S94/0325)	AC expires 10 May 2004
94/ 0325	Extension and refurbishment of existing flats (amendment to previous consent 90/1252 to provide 14 flats) 103-105 Fisherton Street.	AC 20.4.94
90/1252	Refurbishment of existing building and construction of new flats above existing shops (16 flats in total). 103-105 Fisherton Street.	AC 28.11.90 Part Implemented

CONSULTATIONS:

WCC Highways: No objection.
Building Control: Comment that the rear access would need to have fire protection; anyone using the rear access would need protection should the fire be lower down.

REPRESENTATIONS

Advertisement: Expires 18.3.04
Site Notice displayed: Expires 18.3.04
Departure: No
Neighbour notification Expires 09.03.04
Neighbour response 13 letters have been received objecting on the following grounds: -

Means of escape to Rowan House may be affected
Concerns regarding flooding
Loss of light (to Rowan House)
Two flats with a proper roof would be preferable
Access would worsen as the only access would be from the rear
Noise and disturbance during construction
No off street parking is proposed
The use of Nelson House and Rowan House for private tenants has resulted in more on street parking
Pressure on refuse collection
Maintenance of this unadopted road
Cramped units

Salisbury Civic Society has commented that: -

While the proposal appears unobjectionable in principle, they are concerned at the use of plastic windows in the visible facades. "Nelson house is a building of great character, with its extremely high quality terracotta work, and one which the Civic Society has previously suggested is worthy of being listed. Plastic windows in what is effectively an extension to it fall well short of the standard that should be sought in this context"

Councillor Simon Howarth has submitted an objection and his letter forms a background document to this committee report.

MAIN ISSUES

The acceptability of the proposal given the policies of the Local Plan;

The extant permission;

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

The amenities of the occupiers of adjoining and near by premises;

The amenities of any future occupiers;

R2 contribution towards off site open space; and

Highway considerations.

PLANNING CONTEXT

G1 Sustainability; G2 general criteria for development; G9 planning obligations (unilateral agreement in accordance with policy R2); D3 extensions; H8 Salisbury Housing Policy Boundary; H7 residential accommodation above ground floor and CN8 development within conservation areas.

PLANNING CONSIDERATIONS

The site is within a Housing Policy Boundary where the principle of residential development would be acceptable. This is reinforced by the extant permission, which this application seeks to renew. There are no changes / material considerations that have arisen since the extant permission was granted that would provide any policy grounds for refusal. Current Local Plan policy is to encourage residential uses in the town centre.

The form, massing and external appearance would be in-keeping with the adjacent buildings and the variety of building styles within this part of the Salisbury Conservation Area. The form and external appearance is identical to the extant permission. However, the scheme has been improved in that the applicants have agreed to use wooden sashes in the elevation fronting Fisherton Street. (Civic Society comments refer). The application would therefore adequately preserve / conserve the character of Salisbury Conservation Area.

The application would not result in any material loss of amenity to any adjoining occupiers by reason of undue overlooking or dominance beyond that already characteristic of the area. There may be some additional noise and disturbance from the increased occupancy of the site but this would not be to the degree that permission could be withheld, particularly given that the site is currently underused. There are no windows in the main eastern flank to Rowan House at No 107 and one window in an inset part of its eastern elevation; this window appears to serve a non habitable room (store room).

The proposal would provide reasonable accommodation for any future occupier. Each unit would have independent access from the rear of the premises, where several other units have access, and the outlook would be typical of that found within accommodation above retail units

in a city centre; the outlook to the front of the premises would be onto the high street and to the rear of the premises onto the rear / flank of other residential premises.

The applicants have agreed to enter into a unilateral agreement in respect of Local Plan Policy R2 which provides for a contribution towards off site open space.

Although no parking is proposed, given the city centre location and the close proximity to the mainline train station to the west, the site has excellent transportation links. Whilst the concerns raised from public consultation regarding heavy parking in the area is noted, given government guidance and the policies of the Local Plan, there are no grounds for refusing the application on the basis of no on site parking; the absence of parking provision in a locality so well served by public transport, would not be sufficient reason for refusal.

Wiltshire County Council Highways have no objection to the proposal. They comment that the site is located on the edge of the city centre with few restricted on-street car parking spaces available. Although no off street parking is provided the site is located in close proximity to excellent transportation services within the city centre and the lack of parking provision in this location presents no over-riding safety concern.

CONCLUSION

The application has been improved in that the external appearance incorporates wooden sashes, which would be inset as would be appropriate to this part of the Conservation Area. In all other respects the application is identical to the extant permission. It would not result in any material loss of amenity by reason of dominance, loss of outlook or noise and disturbance.

RECOMMENDATION: APPROVE

For the following reasons: The scale, design, siting and materials proposed are appropriate given the policies of the adopted Salisbury District Local Plan and the development would not result in any undue loss of amenity to any adjoining or near by occupier.

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) Unless otherwise agreed with the Local Planning Authority in writing the rear staircase shall be finished in matt black before the development is occupied.

Reason: In the interest of visual amenity and to protect the character of the Conservation Area.

- (3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D03A).

Reason: In the interest of visual amenity and to protect the character of the Conservation Area.

- (4) Before development commences, details to a scale of 1:5 for the windows shall be submitted to and agreed with the Local Planning Authority in writing; the windows shall be installed in accordance with these approved details.

Reason: In the interest of visual amenity and to protect the character of the Conservation Area.

(5) Development, including deliveries should not take place outside of the hours Monday to Friday 0800 to 1800 hours; Saturdays: 0900 to 1800 hours. No development shall take place on Sundays or Bank Holidays.

Reason: To protect the amenities of adjoining residential occupiers.

INFORMATIVE:

This permission has been taken in accordance with the following policies of the adopted Salisbury District Local Plan: G1 Sustainability; G2 general criteria for development; G9 planning obligations (unilateral agreement in accordance with policy R2); D3 extensions; H8 Salisbury Housing Policy Boundary; H7 residential accommodation above ground floor and CN8 development within conservation areas.

NOTES:

S/2004/837	13/04/2004	08/06/2004 09:51:08	COLTEN CARE
STMK			STUDIO FOUR ARCHITECTS LTD
Easting: 414092.695917219	Northing: 131305.46351397		

PROPOSAL:	FULL APPLICATION - 55 BED NURSING AND RESIDENTIAL HOME
LOCATION:	18-20 STRATFORD ROAD SALISBURY SP1 3JH

REASON FOR REPORT TO MEMBERS

This application is brought before the City Area Committee at the request of Councillor Mrs Warrander due to public interest.

SITE AND ITS SURROUNDINGS

The site comprises the sizeable plots of both Nos18 and 20 Stratford Road that are currently occupied by large detached two-storey residential dwellings, although these are currently vacant, and is located on the south west side of Stratford Road. No18 Stratford Road is an extensive property that accommodated a residential dwelling at its south eastern end and an attached dental surgery at the north western end of the building. It is two-storeys in height towards its south eastern end and single storey at the north western end with a large and dominant pitched roof mass over and is finished in brick and render. No20 Stratford Road is a smaller two-storey dwelling with a predominantly hipped roof form, but has a projecting gable to the front elevation and is finished in brick on the ground floor with render above. There is a detached pitched roof single garage to the rear of the property.

Vehicular access to both of the existing plots is achieved off Stratford Road, with an access towards either end of the frontage of No18 Stratford Road and a single access to the north western end of the frontage to No20 Stratford Road. The properties are set back into their respective sites by between 10-15 metres behind a mature hedge of approximately 2.0 metres in height to the front boundary of No18 Stratford Road and a low rendered wall of about 1.0 metre in height to the front boundary of No20, while there are also roadside trees to the front of the sites. The levels of both of the existing plots fall away into the sites from the road, particularly to the rear of the existing dwellings where there is established landscape planting to the rear gardens, including mature trees particularly to the side boundary with No16 Stratford Road.

This section of Stratford Road is characterised by a variety of building types, including other detached residential dwellings that are indicative of the arts and crafts movement in the area and which are interspersed with more substantial institutional buildings, such as the South Wilts Grammar School for Girls and Stratford Court Rest Home. Immediately to the south east of the application site lies a detached dwelling, No16 Stratford Road, while to the west lies the Stratford Court residential nursing home and a single storey day centre known as "The Bungalow" towards the front of the site. To the rear of the site lies the athletics track of South Wilts Grammar School for Girls with the leisure centre beyond, while on the opposite side of Stratford Road is Victoria Park.

The site is located within the Salisbury Housing Policy Boundary.

THE PROPOSAL

This application is a revised scheme to that refused planning permission under reference S/2003/1823 and seeks full planning permission to demolish the existing residential dwellings at Nos18 and 20 Stratford Road and to erect a part two-storey and part three-storey 55 bedroom nursing care and rest home.

The front wing of the building is proposed to be two-storey when viewed from Stratford Road with a basement level below the ground level, but would appear as three-storeys when viewed from within the site to the rear. The two wings that would extend into the depth of the site would be two-storeys in height. Together the three wings of the building would create a central courtyard area that would be enclosed on the fourth side by the dense tree/landscaping to the boundary with No16 Stratford Road and would provide a private landscaped amenity area for the residents and staff of the proposed nursing home. The proposal also includes a comprehensive landscaping scheme for the site, including additional and replacement tree planting, particularly to the boundaries with the neighbouring properties.

The proposed development would be served via the existing vehicular access towards the northwestern end of the frontage of No18 Stratford Road, while the other existing access to this property and that to No20 Stratford Road would be closed up. A new opening would also be formed in the existing hedge to the front of No18 to form a pedestrian access. A total of 23 car parking spaces are proposed to serve the development, including the provision of four disabled parking bays, as well as a cycle store.

PLANNING HISTORY

S/1984/1099 Planning permission was granted for a change of use of No20 Stratford Road from a residential dwelling to a rest home for the elderly.

S/1989/0518 In April 1989, planning permission was granted for an extension to the dental surgery at No18 Stratford Road

S/1996/1529 Planning permission was granted for the change of use of No20 Stratford Road from a rest home to a residential dwelling.

S/2003/1109 An earlier application to demolish the existing dwellings at Nos18 and 20 Stratford Road and to erect a 65-bed nursing care and rest home was withdrawn in August 2003.

S/2003/1823 Most recently, and of most importance to the current proposal, planning permission was refused on 3 March 2004 to demolish the existing dwellings at Nos18 and 20 Stratford Road and to erect a 65-bed nursing care and rest home. This application was refused for the following reason:

"The proposed development by virtue of the overall scale, massing and depth of the proposed building into the site would represent an overdevelopment of the site that would be harmful to the character and appearance of the area and would be detrimental to the residential amenities of the occupants of the neighbouring properties. As such, the proposal would be contrary to Policies D2(i) and G2 (vi) of the Adopted Replacement Salisbury District Local Plan (June 2003)".

CONSULTATIONS

WCC Highways: No objection subject to a condition requiring the submission of a Green Travel Plan.

Building Control: No objection.

Wessex Water: The site is located within a foul sewer area and a point of connection onto the system should be agreed. It is also understood that there may be a public foul sewer crossing the site and diversion or protection works may need to be agreed. A 3.0 metre easement to this apparatus may be required to protect the integrity of Wessex systems.

It is proposed to dispose of surface water to soakaways and the Council should therefore be satisfied with any arrangement for the disposal of surface water flows. A point of connection onto the water supply system should be agreed.

Environment Agency: No objection.

Health & Safety No comment.
Executive:

Arboricultural Officer: No objection, subject to the imposition of a condition requiring the submission of an arboricultural method statement.

Salisbury Design Forum: The changes that have been made to the earlier scheme have not produced an acceptable design, which currently presents an unnecessarily fragmented appearance. There is great potential on this site for a distinctive building that addresses Stratford Road in a more confident way. A new design of high quality is needed.

Wiltshire Fire Brigade: Access to the site for the purposes of fire-fighting should be adequate for the size of the development and the nature of the proposed use in accordance with Building Regulation Approved Document B.B5, there should be adequate provision of water supplies for use by the Fire Services in the event of an outbreak of fire, and consideration should be given to the use of residential sprinklers.

REPRESENTATIONS

Advertisement	Yes - expired 20/05/04
Site Notice displayed	Yes - expired 20/05/04
Departure	No
Neighbour notification	Yes
Third Party responses	Yes

Four letters of objection have been received in response to the proposed development that raise the following objections/concerns:

The residential properties in this location were built in a similar style of pre-war development that forms a special character to that part of Stratford Road. The proposed development would totally change that character and be detrimental to the street scene;

The scale of the proposed development would represent an over-development of the site;

The proposal will result in the loss of two attractive family dwellings that are of architectural value;

The proposed development will result in an increase in traffic movements along Stratford Road that suffers periods of severe traffic congestion due to the nearby Grammar School and will add to the existing on-street parking problems;

The proposed development will adversely affect neighbouring amenity by virtue of overlooking, the creation of dust and noise during the demolition and construction period, and noise and disturbance from the residents of the nursing home;

The landscape planting adjacent to the side boundaries will only partially reduce the degree of overlooking and will be less effective in the winter and early spring;

The redevelopment of this site provides an opportunity to provide a small residential development to meet the housing needs of Salisbury and that will be more in keeping with the surrounding area;

There are already existing nursing/care homes in the surrounding vicinity of the application site and the provision of another nursing home will have implications for the staffing of these facilities; and

The applicant has identified the need for a nursing home in Salisbury, but they should have targeted an existing nursing home that is currently closed rather than family homes.

POLICY CONTEXT

The following policies of the Adopted Replacement Salisbury District Local Plan (June 2003) are relevant to the current proposal:-

G1, G2, D2, TR11, TR14, PS2 and R3.

MAIN ISSUES

1. Principle
2. Visual Impact on Street Scene/Character of Area
3. Residential Amenities
4. Highway Issues
5. Impact on Trees/Landscaping
6. Open Space Provision

PLANNING CONSIDERATIONS

1. Principle

This application seeks planning permission for the demolition of the existing residential dwellings and the erection of a 55-bed nursing home. Policy PS2 of the Adopted Replacement Salisbury District Local Plan (June 2003) stipulates that the development of a nursing/rest home is considered to be acceptable within the settlements of the District subject to the buildings firstly being detached with adequate amenity space within the curtilage of the property and secondly, provided that it is located close to shops, community facilities and bus routes. Given that the proposal meets with these criteria there is no objection, in principle, to the proposed development.

2. Visual Impact on Street Scene/Character of Area

The application site is located on the south western side of Stratford Road within a section of the street scene that is of a mixed character with a variety of building types, including detached residential dwellings set in substantial plots that are indicative of the arts and crafts movement in the area and other more substantial institutional buildings, such as the South Wilts Grammar School for Girls and Stratford Court Rest Home.

In determining the previous application that sought planning permission for the demolition of the existing dwellings and the erection of a 65-bed nursing home, Members concluded that the proposed development by virtue of its overall scale, massing and depth into the site would represent an overdevelopment of the site that would be harmful to the character and appearance of the area. The main issue for consideration in the determination of this latest application, therefore, is whether the revised scheme has addressed this reason for refusal.

The building that forms the subject of this latest proposal is fundamentally of the same design as that of the previous application, being two-storeys in height to the front wing when viewed from Stratford Road but three storeys high when viewed from the inner courtyard within the site with two wings projecting to the rear into the depth of the site at two-storey height. However, it has been revised to some degree in an attempt to reduce the overall scale, massing and depth of the building and in turn to reduce its impact on the character of the area and the current proposal now seeks planning permission for the erection of a 55-bed nursing home.

In comparison with the previous application, the overall width of the frontage wing of the development has been reduced by approximately 1.5 metres, thereby increasing the gap to the boundary with No16 Stratford Road by a similar distance. The overall ridge height of the building at its south eastern end has also been reduced by about 0.5 metres and is now about 0.2 metres lower than the ridge height of No18 Stratford Road that currently occupies this part of the site, while the ridge at the north western end of the building also remains about 0.2 metres below the ridge height of No20 Stratford Road. The visual bulk and mass of that section of the building at the south eastern end of the frontage wing, adjacent to No16 Stratford Road, has also been reduced by making the roof form subservient to the main building and reducing the eaves height by 1.0 metre. In the rear section of the site, the level of accommodation has been reduced through the deletion of nine bedrooms, with a corresponding reduction in the lounge areas. This has been achieved by reducing the overall depth of the building into the site by about 1.2 metres, while the width of the rear wing across the site has been shortened by approximately 3.0 metres. As a result, the rear wing is now set almost 11.5 metres from the side boundary with No16 Stratford Road, in comparison to approximately 6.5 metres with the previous scheme, and now allows for a much denser area of landscape planting between the building and that boundary. In addition, the wing projecting towards the rear of the site has been

slightly reduced in width, while the omission of six bedrooms has created a recessed courtyard to the north western elevation that serves to create a visual break to the overall scale and massing along the depth of the building. The revised design of the building has also allowed the ridge height over the majority of the rear wings of the building to be reduced by some 0.5 metres.

Whilst it is acknowledged that the revised proposal has reduced the overall scale, bulk and massing of the building as a result of these alterations and represents an improvement to the previous application, it is not considered that these amendments would significantly alter the visual impact of the scheme on the street scene of Stratford Road, particularly given that much of the reduction to the bulk and massing of the building relates to the rear projecting wings that would not be readily apparent to the street scene and from the public domain. Nevertheless, as Members will recall, it was the opinion of the Officer's that the development that was the subject of the previous application was of an acceptably good quality design and would integrate satisfactorily into this section of the street scene of Stratford Road and the surrounding area (see report attached as appendix). In reaching this recommendation, it was acknowledged that without question the proposed development would alter the appearance of these plots within the street scene of Stratford Road and inevitably have a material impact on the character of the area by virtue of the nature of its use and the overall scale, massing and depth of the proposed built form of the development. However, when considering the proposed development in relation to the characteristics of the wider context and surrounding development, it was the Officers' opinion that when viewed in the context of the existing buildings in the surrounding vicinity, such as Stratford Court and the South Wilts Girls Grammar School, that the proposed development would not be out of keeping and would not amount to an over-development of the site. Consequently, in light of this previous opinion and in conjunction with the revised design that has further reduced the overall scale and massing of the proposed development it is considered that the current proposal would respect the character and appearance of the wider area and integrate satisfactorily into the street scene of Stratford Road.

3. Residential Amenities

With regards to residential amenity, the only properties that may be affected by the proposed development are those immediately adjacent to either side of the application site, these being No16 Stratford Road and Stratford Court. As with regards to the issue of the impact of the proposal on the character of the area, in determining the previous application Members similarly concluded that the proposed development by virtue of its overall scale, massing and depth into the site would be detrimental to the residential amenities of the occupants of the neighbouring properties. In considering the current proposal, therefore, the critical issue is whether it has overcome this previous objection.

Stratford Court, that lies to the north west of the application site, contains a large number of windows facing towards the application site, including principal windows serving residents bedrooms and a communal lounge, as well as bathroom windows, at the first floor level while those on the ground floor are of a more secondary nature serving rooms such as the laundry, toilet and staff changing rooms. As with the previous application, the proposed building would still extend well back into the site parallel to the boundary with Stratford Court, although the overall depth of the building has been reduced slightly, while it would also still be set the same distance from this side boundary, this being some 12 metres to the front section of the building and 16 metres to the wing projecting to the rear. The current proposal, however, has been revised through amendments to the rear wing that projects into the depth of the site in order to minimise the impact of the proposed building upon the amenities of the occupants of this neighbouring development. In this respect, the omission of six bedrooms from this wing has created a recessed courtyard to its north western elevation that in turn creates a more open aspect adjacent and less dominant development adjacent to Stratford Court. The omission of these bedrooms has also enabled two first floor windows that were previously located directly opposite the bedroom windows in the side elevation of Stratford Court to be removed from the north west elevation. In addition, two other first floor windows are now proposed to be obscure glazed, while two further first floor bedroom windows that are located towards the rear section of the north west elevation and which were previously shown to be flush to this elevation have been amended so that they are now V-shaped with one side of the window being obscure glazed so that any views in the direction of Stratford Court would be oblique and angled beyond

the side facing elevation of this neighbouring development. The ridge height of this rear wing has also been reduced by some 0.5 metres.

As with the previous application, whilst it is acknowledged that the proposal would inevitably alter the outlook from the resident's bedrooms of Stratford Court towards the application site, it is considered that given the separation distance between the two buildings, together with the fact that the projecting rear wing would be set down at a considerably lower ground level than the front section of the building, it is not considered that it would have an overbearing presence or result in a material loss of light. Furthermore, given the proposed revisions to the design of the rear wing that extends into the depth of the site, particularly in respect of the fenestration details to the north west elevation, in conjunction with the proposed landscape scheme that will result in additional tree/landscape planting adjacent to the boundary with Stratford Court that will serve to temper any views between the two buildings it is not considered that a material loss of privacy would occur.

In relation to No16 Stratford Court, the current proposal has also been amended in an attempt to reduce the impact upon the amenities of the occupants of this adjacent dwelling. In this respect, the bulk of the building has been reduced at its south eastern end adjacent to No16 Stratford Road and the overall width of the front wing of the building has been reduced by approximately 1.5 metres that has allowed the gap to the boundary with No16 Stratford Road to be increased by a similar distance. In particular, the rear corner of the front wing of the building adjacent to No16 Stratford Road has been cut back away from the boundary and also reduced in depth by about 1.0 metre so that its prominence in relation to this neighbouring property has been reduced. The footpath and vehicle/cycle parking spaces that were previously proposed to the south eastern side of the building have also been deleted from the latest scheme that will reduce the level of noise and disturbance adjacent to the boundary with No16 Stratford Road. Furthermore, the width of the rear wing across the site has been shortened by approximately 3.0 metres that has now allowed for the proposed landscape planting adjacent to the boundary with No16 Stratford Road to be increased in width to almost 11.5 metres in comparison to about 6.5 metres with the previous scheme. In light of these revisions to the proposed development, it is considered that given the separation distance that would now be retained between the two buildings in conjunction with the density and level of landscape planting and screening that can be achieved to the boundary that the proposal would not result in any material harm by virtue of a loss of privacy, loss of light or overbearing presence.

4. Highway Issues

The application site is located in close proximity to the South Wilts Grammar School for Girls and as a result this section of Stratford Road is already subject to problems of on-street parking and congestion during the peak periods at the beginning and end of the school day. The proposed development, however, includes the provision of a total of 23 on-site parking spaces to the front of the building that accords with the recommended maximum of the Council's current car parking guidelines for nursing home developments (1 space per 4 beds and 1 space per 2 staff), as opposed to 22 parking spaces that were proposed with the previous scheme. Although WCC Highways have recommended that only 18 on-site parking spaces should be provided, Members previously raised some concerns regarding the level of on-site parking provision and the potential impact for additional on-street parking, although the previous application was not refused on this issue. However, given these concerns it is not considered appropriate to reduce the level of on-site parking provision.

In accordance with the latest guidance contained in PPG3 and PPG13 that seeks to reduce the reliance on the car and advocates lower levels of on-site parking provision, parking levels should also be assessed in relation to other modes of transportation. In this instance, given that the site is located close to a choice of transport modes other than the private car and is well served by public transport, as well as being located in relatively close proximity to the services and facilities of the city centre, it is considered the proposed scheme provides an acceptable level of on-site parking to adequately serve this development without exacerbating the existing parking and congestion problems in this location. The proposal also incorporates the provision of a covered cycle parking facility and therefore seeks to promote other modes of transport other than the car in accordance with the policy objectives of the Local Plan and Government guidance. However, it is considered appropriate to impose a condition requiring the submission and implementation

of a Green Travel Plan. No objection has been raised to the proposed development by WCC Highways.

5. Impact on Trees/Landscaping

With regards to the potential impact of the proposed development on the surrounding trees, the applicant has supported the application with the submission of an arboricultural impact appraisal that identifies potential areas of impact where the proposal may be detrimental to the health or retention of any trees and recommends mitigation measures to be implemented to minimise these impacts.

As with the previous scheme, it is proposed that a total of four trees are to be removed in order to facilitate the proposed development, including two Horse Chestnuts, a Lawson Cypress and a Hawthorn. However, it was previously determined that there was no objection to the removal of these trees subject to suitable replacement planting and which it was considered would have been more than adequately secured by the submitted landscape scheme. It is proposed that this landscape scheme will still be implemented in conjunction with this current proposal but will also be supplemented by substantial additional planting of shrubs and trees, particularly adjacent to the south eastern boundary with No16 Stratford Road.

The proposed development would be sited outside of the root protection zones of all the other existing trees that are to be retained on the site so that they can be afforded adequate protection, while neither of the existing dwellings are located within the protection areas of any of the trees to be retained so the demolition of these buildings should not cause any unacceptable root damage. It is also considered that the resultant tree-building relationship would not lead to any light deprivation or any undue future pressure for pruning or removal of these trees and therefore is considered to be acceptable. In respect of other arboricultural issues, while the existing access drives and areas of hard standing are within the root protection zones of the 6 Lime trees that are located outside of the site on the roadside, it is considered that the demolition and removal of these areas can be achieved without compromising the health and long term retention of these provided that this is carried out by hand. Similarly, the proposed car parking to the front of the building lies within the protection zones of these trees but provided that this is constructed using a "no-dig" specification it will not cause any unacceptable damage to roots.

Consequently, there is no arboricultural objection to the proposed development, subject to the submission of a full arboricultural method statement.

6. Open Space Provision

The Local Planning Authority acknowledges that nursing home accommodation generates different needs for open space provision to that of residential dwellings because of the greater reliance that their occupants have on on-site amenity space and the very limited demand for recreational facilities. As such, it is considered important that amenity space of a sufficient size and landscaped to provide an attractive sitting out area is provided within the site in accordance with the requirements of Policy R3 of the Adopted Replacement Salisbury District Local Plan (June 2003). In this instance, it is considered that the proposed formal garden including a summerhouse, barbeque area, seating, lawn and planting areas within the central courtyard, together with the informal garden surrounding the building, provides an acceptable private amenity area in accordance with Policy R3 of the Local Plan.

Conclusion

Overall, it is considered that whilst the proposed development would inevitably have a material impact on the site by virtue of the nature of use of the building and its scale, massing and depth, in light of the revisions that have been made to this latest scheme that the proposed development has reasonably addressed the objections of Members to the previous application. In this respect, it is considered that the proposal would respect the character and appearance of the area in relation to the wider context and would integrate satisfactorily into the street scene of Stratford Road and nor would it materially harm the amenities of the occupants of the neighbouring developments. In respect of other issues, it is considered that the level of parking

provision would be adequate in accordance with latest guidance and that the proposal would promote other modes of transport other than the car as advocated by PPG13, while the proposal would retain the important trees and landscaped features of the site and would provide adequate amenity provision to serve the needs of the future occupants.

RECOMMENDATION: APPROVE for the following reasons

It is considered that the proposal would respect the character and appearance of the area in relation to the wider context and would integrate satisfactorily into the street scene of Stratford Road and nor would it materially harm the amenities of the occupants of the neighbouring developments. In respect of other issues, it is considered that the level of parking provision would be adequate in accordance with latest guidance and that the proposal would promote other modes of transport other than the car as advocated by PPG13, while the proposal would retain the important trees and landscaped features of the site and would provide adequate amenity provision to serve the needs of the future occupants.

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

Reason - To ensure that the external appearance of the building is satisfactory and preserves the character and appearance of the listed building.

3. Both in the first instance and upon all subsequent occasions, the windows coloured ORANGE on the approved plans on the north west elevation shall be glazed with obscure glass in a form sufficient to prevent external views and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of opening.

Reason - To protect the amenity and privacy of the adjoining properties.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof, no further windows/dormer windows (other than those expressly authorised by this permission) shall be constructed in the south east and north west elevations (such expression to include the roof and wall) of the building hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To avoid loss of privacy to adjoining properties.

5. The development hereby permitted shall not be brought into use until the access, turning space, vehicle parking and cycle parking shown on the approved plan have been constructed, and these shall thereafter be retained and kept available for those purposes at all times.

Reason - In the interests of highway safety.

6. Prior to the commencement of development, details of a covered cycle parking facility shall be submitted to, and approved in writing by, the Local Planning Authority, implemented in accordance with the agreed details and thereafter retained.

Reason - In order to secure the provisions of appropriate facilities for cyclists.

7. No development shall take place until proposals for the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. The landscaping scheme shall include provision for landscape planting, the retention and protection of existing trees and other site features, walls, fencing and other means of enclosure and any changes in levels.

Upon approval:

the approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority;
all planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;
the scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and the whole scheme shall be subsequently retained.

Reason - In the interests of visual amenity of the site and to protect the privacy of the adjoining properties, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants.

8. An arboricultural method statement providing comprehensive details of construction works in relation to trees being retained on, or adjacent to, the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of demolition/development. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:-

- a) a specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:1991 and details of the timing for the erection of protective fencing and a plan indicating the alignment of the protective fencing;
- b) a schedule and timing of all permitted tree works;
- c) a specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:1991;
- d) details of general arboricultural matters such as the area for storage of materials, site huts, parking of operatives' vehicles and cranes, concrete mixing and use of fires;
- e) plans and particulars showing the siting of the service and piping infrastructure;

details of the works requiring arboricultural supervision to be carried out, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits;

details of the method of all 'no-dig' construction and the extent of the areas to be constructed using a no-dig specification;

details of the timing and planting method of the semi-mature replacement trees; and

details of all other activities which have implications for trees on or adjacent to the site.

Reason - In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

9. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactments thereof, the development hereby approved shall be used as a nursing/rest home only and for no other use purposes, whatsoever, including any other purpose in Class C2 of the Town and Country Planning (Use Classes) Order 1987 or any subsequent re-enactment, without formal planning permission first being obtained.

Reason - To enable the Local Planning Authority to retain planning control over the use of the building hereby permitted in the interests of amenity.

10. The development, hereby approved, shall not be occupied until a Green Travel Plan has been submitted to, and approved in writing by, the Local Planning Authority together with a timetable for its implementation. No part of the development shall be occupied prior to the implementation of those parts identified in the approved Green Travel Plan as capable of being implemented prior to occupation. Those parts of the approved Green Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and the approved Green Travel Plan shall continue to be implemented in its entirety as long as any part of the development is occupied.

Reason - To minimise the number of vehicular movements associated with the building, hereby approved, and to reduce the total number of vehicular movements to the site in the interests of sustainable development.

Informative Note(s)

1. This permission has been taken in accordance with the following policies of the Replacement Salisbury District Local Plan: G1, G2, D2, TR11, TR14, PS2 and R3.

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

Policy	Purpose
G1	General Principles of Sustainable Development
G2	General Criteria for Development
D2	Infill Development
TR11	Provision of Off-Street Parking
TR14	Provision of Secure Bicycle Parking
PS2	Erection of New Rest or Nursing Homes
R3	Provision of On-site Amenity Space for Nursing Homes

NOTES: