

Schedule Of Planning Applications For Consideration

In The following Order:

Part 1) Applications Recommended For Refusal

Part 2) Applications Recommended for Approval

Part 3) Applications For The Observations of the Area Committee

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

ABBREVIATIONS USED THROUGHOUT THE TEXT

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

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE
 FOLLOWING COMMITTEE
NORTHERN AREA 15 DECEMBER 2005

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

Item Page	Application No Officer	Parish/Ward Recommendation Ward Councillors
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	S/2005/2062	AMESBURY EAST
	Mrs J Howles	APPROVE SUBJECT TO S106
	SUNRISE WAY SOLSTICE PARK PLOT C2 AMESBURY	
	S/2005/2206	STAPLEFORD
	Mr B Hatt	APPROVED WITH CONDITIONS
	1 BEECH HAY WARMINSTER ROAD STAPLEFORD SALISBURY	

Part 1

Applications recommended for Refusal

No Refusals

Part 2

Applications recommended for Approval

1

Application Number:	S/2005/2062		
Applicant/ Agent:	NIALL MONAGHAN		
Location:	SOLSTICE PARK SUNRISE WAY AMESBURY SALISBURY SP4 7LJ		
Proposal:	NEW OFFICE PARK DEVELOPMENT		
Parish/ Ward	AMESBURY EAST		
Conservation Area:		LB Grade:	
Date Valid:	11 October 2005	Expiry Date	6 December 2005
Case Officer:	Mrs J Howles	Contact Number:	01722 434379

REASON FOR REPORT TO MEMBERS

HDS does not consider it prudent to exercise delegated powers

SITE AND ITS SURROUNDINGS

An undeveloped part of the Solstice Park site, within the local plan allocation E8a, this site is adjacent to Porton Road and defined on the original masterplan as a 'future development area'. It has been levelled in part and cut into the chalk, part of this cut defining the edge of the public open space immediately to the south. This is part of the strategic landscaping to the site which has been planted. South of this lie bungalows on Porton Road. Along the southern boundary further to the east are the mobile homes of Beverley Hills.

A hedge defines the southern boundary, which was required to be planted when Beverley Hills was expanded onto the former railway line. Immediately to the north of this is an overhead electricity line and the route of a footpath/cycleway defined on the masterplan. Porton Road at this point has no footways on its eastern side.

Across Porton Road to the west is a footway and the Boscombe Down Business Park.

To the south Porton Road becomes residential in character with Butterfield Down development on the west side of 2 and 3 storey houses and bungalows on the eastern side, together with 2 mobile home parks.

The site lies on the upper part of a north-facing slope. The A303 Folly Bottom Junction lies in the dip and the site is visible from the A303. The land between the application site and the slip roads to the junction has permission for office development up to 3 storeys high.

THE PROPOSAL

To erect a complex of B1 starter office units within 4 buildings. These are designed to be flexible – so that occupiers can expand within the same building by taking different amounts of floorspace. Their external appearance is in the modern idiom of the design code for the Solstice Park development and will relate to the approved (but not built) office development to the north. The proposal also facilitates the roundabout on Porton Road whose western arm affords access to Mills Way. A cycle way and footpath along Porton road between the roundabout and the southern boundary of Solstice Park is also triggered by this proposal.

The application was accompanied by a Design Statement, and a Drainage technical submission & assessment of risk to groundwater supplies.

Amended plans have been received which address the matters raised by WCC Highways .

PLANNING HISTORY

See attached site history. A previous application on this site was refused for reasons of inappropriate design.

The open space shown on the approved masterplan as POS1, to the south of this site, was reconfigured under 04/2603 to give improved amenity to the residents of the mobile home park by extending the open space and tree planting behind (to the north) of their dwellings.

CONSULTATIONS

WCC Highways - Requires provision of the shared footpath/cycleway along the Porton road side of the site to be shown on the plans and provided before occupation. This should be continuous from the southern boundary of the site to the roundabout. One additional light goods space should be provided per unit. Cycle parking should use 'Sheffield' style facilities and be covered and relocated to a more accessible location. Additional footpath access required.

Highways Agency no objection

WCC Planning - none received

Housing & Health Officer - Development is near residential property. Therefore requires hours of construction conditions dust suppression to be implemented in accordance with the submitted scheme and a condition requiring insulation of any compressors etc;

Wessex Water Authority - Water main and sewers available. Need to be satisfied about SW drainage arrangements.

Environment Agency - No objection subject to surface water limitation , pollution prevention & water efficiency conditions. Consider that Drainage Technical Submission and Assessment of Risk to Groundwater supplies is considered to meet the requirements of PPG25 and as such, can be considered to be a basic FRA.

REPRESENTATIONS

Advertisement Yes – expiry date 17/11/05

Site Notice displayed Yes – expiry date 17/11/05

Departure No. Although initially advertised as such the section 106 agreement to facilitate a land swap means that the requirements of policy E8 a are not breached.

Neighbour notification Yes- – expiry date 15/12/05

Third Party responses Yes – Representations from 12 addresses and the Beverley Hills Residents

Association on the grounds of: loss of light & overshadowing – excessive height - other development in vicinity is only single storey, will overlook neighbouring properties, increased traffic on Porton road, visibility at the roundabout is substandard, access should be from A303 - noise & disturbance, too dense a development in proximity to residential property, should be 30 m landscaped buffer zone- residents are 10m from zone of development, light pollution from occupied buildings. 90- 113 Beverley Hills are immediately behind boundary of development and are not correctly shown, adjoining land is unstable and could suffer from vibration. Trees along southern boundary could come under pressure for removal by utility companies as services run along there.

Development will take place before structural landscaping has had the opportunity to mature.

Town Council response Yes- Object on grounds that:

A departure from local plan, impact of noise and dust pollution upon residents, and on completion, height of one of the blocks is at least 30 feet and although the ground drops away will still invade privacy of nearby residents, increase in traffic flow on an already congested road, access should be off one of the existing roundabouts rather than off Porton Road. .

MAIN ISSUES

Planning Policy

Design & Visual impact

Access parking and highway issues

Impact on nearby residents

Water and ecological issues

Matters raised by Town Council and third party representations

POLICY CONTEXT

E8a TR11, TR 14, G1 Salisbury District Local Plan

PLANNING CONSIDERATIONS

Planning Policy

The application was initially advertised as a departure from policy E8A of the adopted Salisbury District Local Plan as the policy limits the development of employment land on Solstice Park to 18ha during the lifetime of the current local plan (up to 2011) . The masterplan for Solstice Park (to which the outline planning permission for the whole E8A area directly refers by condition) shows the area of this application to be in a 'future development area ' – i.e. one to be developed after 2011.

The applicants have therefore proposed a land swap whereby they develop this piece of land instead of another piece of land, which was intended to be developed before 2011. This ' swap' is shown on the application plans. The applicants have submitted a draft legal agreement to secure this 'swap' .As a result, once the agreement is completed, the application will no longer be a departure from policy E8A since the total area of land to be developed for employment purposes before 2011 will not exceed the specified limit.

Are there any implications of this land swap?

There are things both for and against. In favour, this land is closest to the existing residential development on Porton Road and so is the most sustainable area in transport terms since it facilitates walking to work. Secondly it will facilitate the construction of the roundabout on Porton Road, which is advantageous since the other 'arm' - Mills Way - serves the household recycling site and a roundabout will make right turning movements into and out of Mills Way much easier. The issue against the swap is that this effectively means that the Solstice Park site is being developed from 3 corners – NW, NE and SW with vacant land in the middle. This makes it more difficult for the objectives of the S106 in respect of green travel to be met – for example the need to provide a bus service once there are 400 employees on site – but it could be said that that is the applicants problem, having signed up to the agreement.

However another issue is that the structural landscaping to the south will be at a less mature stage and therefore will form less of a screen when development takes place. This is mitigated somewhat by the development being cut into the site so that the open space(and planting) is at a higher level.

The southern site boundary is around 40m at the closest point from the boundary of any residential property.

Design & Visual impact

The complex of B1 starter office units within 4 buildings are designed to be flexible – so that occupiers can expand within the same building by taking different amounts of floorspace. Their external appearance is in the modern idiom of the design code for the Solstice Park development with curved roofs and will relate to the approved (but not built) office development to the north. There are 3 buildings running north south that reflect those approved on the site to the north plus a building that is a crescent of linked blocks towards the southern boundary. The canopy height of the buildings is shown as 12.575m above ground level and the roof height at 11.575 above ground level. The floor level of the upper building will be cut in to the site so that the open space behind (south) is at a higher level. Cross sections have been supplied to demonstrate this . The buildings are essentially 3 storeys high.

Access parking and highway issues

The proposed roundabout is the secondary Porton Road access, which is required under the S106 agreement for the Solstice Park development. This roundabout conveys two advantages – firstly it provides a better right turn in to and out of Mills Way where the household recycling centre is now located. Secondly, it will have a traffic slowing impact upon Porton Road, which is currently subject to a 40 mph limit.

The footpath and cycleway is also required as part of the original S106 agreement and will provide improved facilities along Porton Road and will link to the more informal footpath/cycleway to be provided along the southern boundary. These aspects are all shown in the approved masterplan.

As part of the consideration of the original outline permission for the whole Solstice Park development, the impact of the increase in traffic on Porton Road was considered. It must be remembered that the Solstice Park development facilitated the creation of the all movements Folly Bottom junction, which is now fully operative. The permission was conditioned that no built development could take place until the junction was open to traffic. The site therefore has excellent access to the A303. The Solstice Park development as a whole is subject to a green travel plan, with a 'sustainable transport account' that occupiers pay into and a requirement to provide bus facilities once the threshold of 400 employees is reached. There is also a technical submission to support the objectives of the plan. This is a full application and therefore will need to be subject to S106 Agreement with the same provisions in this respect as the agreement on the outline permission. The applicants are willing to enter into such an agreement. Amended plans have been received which now show better pedestrian links to Sunrise Way, the relocation of the cycle parking to a more convenient location, service vehicle bays, continuation of footpath/cycleway along Porton Road to the southern boundary. The formation of the roundabout and the footpath/cycleways along Porton Road will need to be built before the buildings are occupied and this can be achieved by Grampian condition.

Impact on nearby residents

Concern has been expressed about the impact of the height of the buildings. These buildings are not adjacent to residential property; there being a landscaped open space in between. At the closest point the buildings are 3.5 m from the southern boundary which is in turn approximately 40m from the nearest residences. Moreover there is a hedge screen along the boundary and the buildings are set at a lower level than the bungalows and mobile homes. It is therefore considered that the level of overlooking is not sufficient to warrant refusal on those grounds. Residents are concerned about the impact of dust and noise. There will be a need to cut into the chalk to provide a level platform for the buildings. When reprofiling took place, problems arose with dust and noise, In light of this the applicants have submitted a dust suppression method statement, which is acceptable to the Environmental Health Officer and needs to be conditioned. Similarly an issue arose with hours of construction and the EHO has recommended that a condition be imposed restricting these. As part of the outline application consideration was also given to the impact on residents once industrial buildings in the FDA areas were occupied. The proposal is for B1 use which are uses that can take place in residential areas without detriment to residents. Therefore provided the insulation of any plant, motors etc; is controlled as suggested by the EHO there would seem to be no reason to actually restrict the hours of operation of the buildings, but their use needs to be restricted to B1 uses only.

Water and ecological issues

Although the site is not adjacent to the River Avon, run off from the site and water abstraction from the development will have a potential impact. An Appropriate Assessment has been undertaken and the comments of the Environment Agency and English Nature thereon are awaited. This is essentially an update of the previous AAs on this site. The EA requires conditions to mitigate the above impacts to safeguard the interests of the SSSI and SAC.

Matters raised by Town Council and third party representations

In addition to the above issues have also been raised in respect of traffic on Porton Road but an increase in traffic was envisaged when the original outline application for the site was considered. There is no highway objection on that basis. Similarly the roundabout that affords access to this site was contained in the approved masterplan.

Although the buildings are tall they are on lower land than the nearby bungalows and mobile homes and as they lie to the north, will not overshadow the residences as they are to the south.

CONCLUSION

Subject to completion of a S106 Agreement to ensure that the threshold for employment land of 18ha up to 2011 is not breached, the development is considered to comply with policy E8A . The location of this land relates well to the current built form of Amesbury and the design of the buildings complies with the approved Development Strategy Submission (design ethos) for the site. The interests of the River Avon SSSI and SAC can be safeguarded by condition.

RECOMMENDATION: FOLLOWING

1) COMPLETION OF A SECTION 106 AGREEMENT TO ENSURE THAT

(A) NO MORE THAN 18 HA NET OF EMPLOYMENT LAND IS DEVELOPED BEFORE 2011

(B) THE PROVISION OF THE PREVIOUS S106 AGREEMENTS ON THE OUTLINE PERMISSION ARE REITERATED AND APPLY TO THIS SITE

2) Confirmation is received from EA and EN that the appropriate assessment is satisfactory.

APPROVE SUBJECT TO S106

Conditions and Reasons:

APPROVE: for the following reasons

The development lies within an area which has outline permission for the uses proposed . However, the approved masterplan which showed the phasing of the development, denotes this land as a future development area to be developed after 2011. An appropriately worded S106 Agreement ensures that the threshold for employment land of 18 ha up to 2011 is not breached, The location of this land relates well to the current built form of Amesbury and the design of the buildings complies with the approved Development Strategy Submission (design ethos) for the site. The development is considered to comply with policy E8A .

And subject to the following conditions and reasons

- 1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)
- 1.To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1)of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)
2. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D04A)
2. To secure a harmonious form of development.
3. The material to be used for the roofing of the buildings shall be pre patinated.
3. In the interests of visual amenity
4. No construction of buildings nor development of the primary infrastructure approved by this permission shall take place until pollution prevention measures have been approved by the Local Planning Authority. The pollution prevention measures should be implemented prior to commencement of construction of the plot or primary infrastructure.
4. In the interests of pollution prevention
5. Before the construction of each of the buildings hereby permitted is commenced, details of water efficiency measures to reduce the water consumption of that building shall be submitted to and approved in writing by the Local Planning Authority. Such measures as are approved shall be brought into operation before the premises are occupied and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.
5. To reduce the adverse effects of water usage upon the Hampshire Avon river catchment and to protect future water supplies in the area.

6. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. (G22A)

6. To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the first of the buildings to be occupied or the completion of the development, whichever is the earlier; and any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

7. To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

8. Before development is commenced a landscape and surface water drainage management plan for the site shall be submitted to and agreed in writing by the Local Planning Authority. Such plan shall show timescales for planting and maintenance and shall be implemented in accordance with the agreed terms.

8. To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping and drainage works, in the interests of visual amenity.

9. No development approved by this permission shall be commenced until a detailed scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved programme and details.

9. To prevent the increased risk from flooding from surface water run off generated by areas of hardstanding as a result of the development.

10. No development shall take place until details of all hard surfacing and the means of drainage therefrom has been submitted to and approved in writing by the local planning authority. All surface water drainage from impermeable parking areas and hardstandings for vehicles shall be passed thorough an oil interceptor designed constructed with a capacity compatible with the site being drained before discharge to any watercourse, surface water sewer or soakaway.

10. In the interests of pollution prevention

11. No development hereby permitted shall take place until a legal agreement has been entered into with WCC for the provision of the secondary access road roundabout on Porton Road & crossing point and no construction of the buildings hereby permitted shall commence until those works subject to that agreement have been carried out and the southern secondary access road to the site has been constructed to basecoat standard.

11. In order that there is a satisfactory form of access to the site in the interests of highway safety.

12. No building shall be occupied until the pedestrian/cycle way along Porton Road has been completed, surfaced, drained & made available for use.

12. In the interests of highway safety.

13. No development shall take place until details of the external lighting of the pedestrian /cycle routes within and to the site and the lighting of the car parks and external lighting to the buildings has been submitted to and approved in writing by the Local Planning Authority. Such lighting thus approved shall be brought into use upon first occupation of any building hereby permitted.

13. In the interests of community safety – especially the safety of pedestrians and cyclists.

14. No building shall be occupied until the roads, footways, car parking & covered cycle parking has been provided to serve the building in question.

14. In the interests of highway safety and to comply with policies TR11 and TR14 of the adopted Salisbury District Local Plan

15. The scheme for dust suppression, hereby approved, to prevent the deposition of dust on nearby residential properties shall be carried out as approved throughout the course of development with damping down of soil and chalk in dry periods, provision of water bowsers and the covering of any exposed chalk with seeding as quickly as is reasonably practical.

15. In the interests of the amenity of nearby residents & the locality

16. The hours of construction (to include any earthmoving and moving of plant and machinery) shall be limited to:

Monday – Friday 7.00am – 7.00pm

Saturday 9am – 1pm

Sundays and Public Holidays – no construction work shall take place.

This condition shall not apply to the internal fitting out of the buildings.

16. In the interests of the amenity of nearby residents

17. Before commencement of the development hereby permitted there shall be submitted to and approved in writing a scheme for the insulation against noise emissions from extractor fans, compressor motors, air conditioning and similar equipment. Before any building is occupied, the works to that building approved under the submitted scheme shall have been fully implemented and shall be retained thereafter.

17. In the interests of the amenity of nearby residents and in the interests of the design of the building to safeguard against unsightly additions.

18. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification) the office units hereby permitted shall be used for no purposes other than those uses falling within class B1 of the Town & County Planning (Use Classes) Order 1987 (as amended) nor shall there be any alterations nor extensions to the units without the express consent of the local planning authority.

18. In the interests of the amenity of the development

19. No building shall be occupied until details of waste & refuse storage have been submitted to and approved in writing by the Local Planning Authority and carried out as approved.

19. In the interests of the amenity of the development

20. The site layout should be in accordance with the amended plans 25013 PL 001 rev 02 received 5-12-05 unless otherwise agreed in writing by the Local Planning Authority.

20. For the avoidance of doubt.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

Policy E8a Purpose- Allocation of employment land

TR11 – parking provision

TR14 – cycle parking provision

INFORMATIVE: -

Your attention is drawn to the comments of the Environment Agency (attached).

In respect of condition 10 roof water must be drained separately and not pass through any interceptor.

Application Number:	S/2005/2206		
Applicant/ Agent:	MARK PAUL		
Location:	1 BEECH HAY WARMINSTER ROAD STAPLEFORD SALISBURY SP3 4LT		
Proposal:	ERECTION OF BALCONY		
Parish/ Ward	STAPLEFORD		
Conservation Area:		LB Grade:	
Date Valid:	27 October 2005	Expiry Date	22 December 2005
Case Officer:	Mr B Hatt	Contact Number:	01722 434541

REASON FOR REPORT TO MEMBERS

Council employee application

Application number: **S/05/2206**

1 Beech Hay Stapleford Wiltshire SP3 4LT
Erection of Balcony

SITE AND ITS SURROUNDINGS

1 Beech Hay is a semi detached property located within the Housing Policy Boundary for Stapleford.

THE PROPOSAL

The proposal is for the erection of a balcony at first floor level.

PLANNING HISTORY

No relevant planning applications

CONSULTATIONS

Highways – No objection
Environmental Health – No observations

REPRESENTATIONS

Advertisement	No	
Site Notice displayed	No	
Departure	No	
Neighbour notification	Yes	23/11/05
Third Party responses	No	
Parish Council response	No	

MAIN ISSUES

Impact on Area of Outstanding Natural Beauty, scale and design of proposal

POLICY CONTEXT

G2	-	General Criteria for Development
D3	-	Good Design

H16	-	Housing Policy Boundary for Stapleford
C4	-	Landscape conservation
C5	-	Landscape conservation

PLANNING CONSIDERATIONS

Impact on Amenities

The proposed balcony is to be located to the front elevation of the dwelling and as a result will have an impact on the surrounding area. The balcony is to be the same height as the gutter line of the existing garage and a newly built porch (constructed under permitted development rights). There will be a minimal degree of overlooking to the neighbouring property, as the balcony is located towards the centre of the driveway. There will be minimal impact on the street scene as the dwelling is set back from the roadside and has a well established line of vegetation that will also limit the impact the balcony will have on the surrounding area and Area of Outstanding Natural Beauty.

Scale and Design

The design of the balcony is appropriate to the area and will merge with the existing building. The proposal is to be raised with the use of timber posts supported by brick plinth. The balcony itself will be treated softwood decking with 1.1m high handrails. The use of these materials aid integration of the proposal to both the existing building and the Area of Outstanding Natural Beauty. Although the balcony is at first floor level the timber posts and open design allow for reduced impact on the locality which allows the proposal to have a minimal impact on not only the existing dwelling but the surrounding area also.

APPROVED WITH CONDITIONS

Conditions and Reasons:

RECOMMENDATION: APPROVAL

REASON FOR APPROVAL:

The proposed development accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development, D3 (Design), H16 (Housing policy Boundary for Stapleford) and C4, C5 (Landscape Conservation) of the adopted Salisbury District Local Plan.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)
1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

G2	-	General Criteria for Development
D3	-	Good Design
H16	-	Housing Policy Boundary for Stapleford
C4	-	Landscape conservation
C5	-	Landscape conservation