

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 26 January 2006

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
1	S/2005/2337	NEWTON TONY
	Miss L Flindell	REFUSAL
	THE OLD FORGE 23 NEWTON TONEY SALISBURY	Councillor Wren and Councillor Hewitt
2	S/2005/2131	DURRINGTON
	Miss L Flindell	REFUSAL
	LAND TO EAST OF A345 NETHERAVON ROAD BETWEEN TELEPHONE EXCHANGE AND PUBLIC FOOTPATH TO THE NORTH	Councillor Baker, Councillor Mrs Greville and Councillor Rodell
3	S/2005/1970	AMESBURY WEST
	Mr A Madge	APPROVED WITH CONDITIONS
	32 HIGH STREET AMESBURY	Councillor Westmoreland
4	S/2005/1996	AMESBURY WEST
	Mr A Madge	APPROVED WITH CONDITIONS
	32 HIGH STREET AMESBURY	Councillor Westmoreland

Part 1

Applications recommended for Refusal

1

Application Number:	S/2005/2337		
Applicant/ Agent:	ARCHIDRAFT DESIGN		
Location:	THE OLD FORGE 23 NEWTON TONEY SALISBURY SP4 0HF		
Proposal:	PART SINGLE STOREY OUTBUILDINGS REPLACED BY TWO STOREY EXTENSION NEW GREENHOUSE AND COVERED WAY		
Parish/ Ward	NEWTON TONY		
Conservation Area:	NEWTON TONY	LB Grade:	
Date Valid:	14 November 2005	Expiry Date	9 January 2006
Case Officer:	Miss L Flindell	Contact Number:	01722 434377

REASON FOR REPORT TO MEMBERS

Councillor Hewitt has requested that this item be determined by Committee due to:
The controversial nature of the application

SITE AND ITS SURROUNDINGS

The Old Forge is a two storey detached dwelling located within the Housing Policy Boundary and Conservation Area of Newton Tony. Newton Tony is also located within a Special Landscape Area. The dwelling, to the south of the site (No 22) separated by the road is a Grade II listed building.

THE PROPOSAL

Planning permission was granted under S/2001/1289 for alterations and conversion of the single storey garage/part forge buildings attached to the north elevation of the dwelling. However, the footings of the existing building, which was to be converted, did not meet building regulations. After considering various design and construction options, the applicants concluded that it would be most cost effective to dismantle a section of the forge and rebuild to meet current building regulations.

The applicant was advised that this could not be dealt with as a variation to the previous conversion consent and a new application would be required

This application has been submitted for part of the single storey outbuilding to be replaced by a two-storey extension and new greenhouse and covered way.

PLANNING HISTORY

2001/1289 Alterations to convert garage and part of forge to kitchen/diner, raise roof of above to form master bedroom over above, more greenhouse, erect covered walkway, erect entrance canopy over front door AC 28.08.2001

2005/1336 Part single storey outbuildings replaced by two storey extension new greenhouse and covered way REFUSED 23/08/2005

For the following reason:

1) Insufficient information has been supplied to demonstrate that the proposal will not harm protected species, contrary to policy C12 of the Adopted SDLP and advice contained within PPG 9 (Nature Conservation)

CONSULTATIONS

English Heritage The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Wessex Water The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. The developer has proposed to dispose of surface water to soakaway. It is advised that your Council should be satisfied with any arrangement for the satisfactory disposal of surface water from the proposal. It should be noted there is a private foul sewer crossing the front of the property, although this is not Wessex Water responsibility. With respect to water supply, there are water mains within the vicinity of the proposal. It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

English Nature The site is close to the River Bourne, which feeds into the River Avon System Site of Special Scientific Interest and Special Area of Conservation. This site has protection under national and international legislation. The Conservation (Natural Habitats, &c) Regulations 1994 require that the significance of any potential effect on the qualifying interest of the SAC is fully assessed before an application can be determined. Any development close to the river carries the risk of damage to the river ecosystem through habitat loss and pollution both during and after construction. English Nature is of the opinion that the development need not cause significant damage to the nature conservation interests of the SSSI/SAC provided that the applicant can demonstrate that appropriate measures will be taken to ensure the river system is protected from any pollution or other disturbance. We recommend that the applicant is asked to produce a method statement as a condition detailing the potential risks and how these will be addressed.

Protected species are a material consideration when determining a planning application. If it is likely that protected species are present on the site a survey must be carried out by a competent person prior to the determination of the application (water voles, bats, barn owls, kingfishers, great crested newts, badgers and reptiles)

REPRESENTATIONS

Advertisement Yes, expiry date 15th December 2005

Site Notice displayed Yes, expiry date 15th December 2005

Departure No

Neighbour notification Yes, expiry date 8th December 2005

Third Party responses Yes, one letter of concern summarised as follows:

The size of the extension will impact on Springfield:

Back garden will become overlooked – Springfield is a 3 bedroom family home with a small but secluded garden in a village location.

Loss of value of property

Increased roof height will interfere with natural light

Access to and from dwelling will be restricted whilst works are being carried out – single lane capacity

The house is in a conservation area – new buildings and extensions should be of a subtle design in keeping with the area. The proposed extension would result in a very large house not in keeping with neighbouring houses.

Parish Council response SUPPORT

MAIN ISSUES

Impact on residential amenity, conservation area, setting of listed building

Protected species

Flooding

POLICY CONTEXT

Adopted SDLP G2 (General), G4 (flooding), D3 (Design), H16 (Housing Policy Boundary), CN5 (development outside the curtilage of a Listed Building), CN8, CN10, CN11 (Conservation Areas), C6 (Special Landscape Area), C12 (Protected Species)

PPS9 Biodiversity and Geological Conservation
Circular 06/2005 Biodiversity and Geological Conservation

PLANNING CONSIDERATIONS

Impact on residential amenity, conservation area, setting of listed building

The proposed two storey extension will have a lowered ridge height to the main dwelling with gabled windows to the front elevation to mirror the existing gable dormer to the south end of the dwelling. Materials are proposed to match the existing elevations. The accommodation will provide a kitchen/breakfast room at ground floor and master bedroom at first floor. It is proposed to retain the remainder of the single storey outbuilding for use as a garage/workshop. A covered verandah style walkway is proposed to a greenhouse attached to the rear elevation.

The site is located within a Conservation Area and across the road from a Grade II listed building (No 22), where views into and out of conservation areas and character and setting of listed buildings should be preserved and the loss of open spaces, and gaps between buildings and gardens will not be permitted where this would detract from the special character of the conservation area.

The proposed alterations to the building are to the north side of the dwelling, furthest from the listed building. The District Council's Conservation Officer has been consulted on the application and is concerned that the current form of the property is clearly that of a house with a functional ancillary extension to the north (the former forge) and the distinction between ancillary and residential use will be blurred. The extension will also increase the bulk of the house as a whole through the addition of the second storey which will also be further forward than the existing second storey facing the road with dominating impact on the setting and street scene.

However, the overall appearance of the extension will generally be the same as the previous consent, apart from no longer proposing a chimney on the north west end of the building; slight longer 2 storey section (by 0.5m) although the overall length remains the same at 10m, and altering the design of the proposed windows to match the existing property. Overall the proposed extension is considered to be more sympathetic to the overall appearance of the dwelling than previously agreed.

An objection has been received from the neighbouring dwelling to the north of the development site (summarised above).

Springfield is set to the north west of the proposed house extension with hedging/trees to the site boundaries. The proposed two storey section of the extension will have a single window at first floor to the rear elevation to the master bedroom, however this will overlook the rear garden of No 23 and only oblique views to the north west will be possible. This combined with the separation between the proposed extension and Springfield, leads to the conclusion that it is not considered that residential amenity will be significantly adversely affected by the proposal from overlooking or overshadowing.

The proposal retains at least 2 car parking spaces on the site in line with WCC Highways maximum parking standards. Any obstruction to the public highway during construction works is a matter covered under separate legislation and any impact to the value of neighbouring dwellings is not a material planning consideration.

Protected Species

The previous application was refused on the grounds of insufficient information to demonstrate that the proposal will not harm protected species. The applicants consider that this is unreasonable as their previous consent allows them to remove the roof and put the walls up half a storey to match the rest of the house. However, the applicants have already stated that they have concluded that it would be most cost effective to dismantle a section of the forge and

rebuild to meet current building regulations and not to proceed with the 2001 consent. Since the previous application was approved the Salisbury District Local Plan 2003 has been adopted and this includes policy C12 (specifically requiring species protected by law to be considered in the application process and that developers provide sufficient information to indicate that protected species have been taken into account). Whilst the position of being able to remove the roof of the forge without further planning permission is a consideration, if there was any harm to any species within the structure as a result of just removing the roof, liability would not fall on the local authority but on the applicant.

The applicants have also objected that the application was passed to English Nature for comment.

English Nature is a statutory consultee for development proposals, which may impact on Sites of Special Scientific Interest or Special Areas of Conservation. The site is close to the River Bourne, which feeds into the River Avon System Site of Special Scientific Interest and Special Area of Conservation. English Nature was therefore consulted on the original application. English Nature advised that the development need not cause significant damage to the river if the applicant can demonstrate that appropriate measures will be taken to ensure the river system is protected from any pollution or other disturbance via a method statement detailing the potential risks and how these will be addressed. This can be dealt with as a condition on any consent granted.

English Nature also advised that any development might affect species protected under the Conservation (Natural Habitats &c.) Regulations 1994, and the Wildlife and Countryside Act 1981 (as amended) and advised that to enable the local planning authority to determine the application the applicant will need to provide information on whether protected species are present and that this should be done via a survey undertaken by a suitably qualified licensed ecologist.

The granting of planning permission has the effect of deeming development activities to be legal. Consequently, although it would be the developer whom may physically cause harm to a protected species, the LPA has a responsibility through its development control role to ensure that as far as is reasonable such harm is avoided. It is the responsibility of the developer to produce evidence that development will not harm protected species. Where land/premises are thought to contain or support a protected species, the developer should ensure that the necessary information is passed on to the LPA. Paragraph 99 of Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.' Modifications may be necessary to the design or layout of a development, or certain work practices adopted. In some cases this may require long-term commitment in terms of site management. Such measures could potentially form the basis of planning conditions or obligations if deemed necessary.

English Nature Wiltshire Team has devised a checklist in order to aid Local Planning Authorities in assessing when a protected species survey should be undertaken. The checklist recommends that a survey should always be undertaken when a development proposal is adjacent or near to watercourses; or involves barn/building conversion/re-roofing or building demolition.

The applicant was advised that a protected species survey is required. The applicant's letter submitted in support of the application has objected to the Local Planning Authority describing the forge as an outbuilding (although this is the description that the applicants/agent have used on the planning application forms) and considers that the building construction is unlikely to harbour protected species. English Nature advised that an initial inspection and letter from a suitably qualified ecologist stating this would be required as a minimum to demonstrate that protected species had been adequately considered in the application process. This has not been provided.

Flood Risk

The site is also located within a floodplain, although the applicant has submitted a Flood Risk Assessment in accordance with the Environment Agency's standing advice.

CONCLUSION

Whilst the proposed extension is considered to be more sympathetic to the overall appearance of the dwelling and Conservation Area, without significant impact to residential amenity, it is considered that insufficient information has been supplied to demonstrate that the proposal will not harm protected species.

Refusal is recommended.

REASONS FOR REFUSAL

(1) Insufficient information has been supplied to demonstrate that the proposal will not harm protected species, contrary to policy C12 of the Adopted SDLP and advice contained within PPS 9 (Biodiversity and Geological Conservation) and Circular 06/2005 (Biodiversity and Geological Conservation)¹

Application Number:	S/2005/2131		
Applicant/ Agent:	MRS M. TOWLE		
Location:	LAND TO EAST OF A345 NETHERAVON ROAD DURRINGTON SALISBURY SP4 8AU		
Proposal:	CHANGE OF USE OF OLD NETHERAVON ROAD TO BE USED AS A BMX TRACK AND CHANGE OF USE OF FARMERS FIELD TO RECREATION		
Parish/ Ward	DURRINGTON		
Conservation Area:		LB Grade:	
Date Valid:	21 October 2005	Expiry Date	16 December 2005
Case Officer:	Miss L Flindell	Contact Number:	01722 434377

REASON FOR REPORT TO MEMBERS

Councillors Rodell and Baker have requested that this item be determined by Committee due to: the interest shown in the application
the controversial nature of the application

SITE AND ITS SURROUNDINGS

The site is bounded to the west by Netheravon Road, to the north by agricultural fields and east and south by rear gardens of dwellings on Stonehenge Road and Westfield Close and Downland Way.

The field (shown as Land A on the application plans) is allocated as Public Open Space in the Adopted Local Plan, whilst Old Netheravon Road (shown as Land B on the application plans) is located within open countryside. The whole site is designated as an Area of Archaeological Significance and a Water Source Catchment Area.

Public Footpath 21 runs along Old Netheravon Road and the west and north boundary of the site (Willow Drive Footpath).

THE PROPOSAL

To change the use of the field (shown as Land A on the application plans) from agricultural to recreational purposes and the change of use of Old Netheravon Road (shown as Land B on the application forms) to be used as a BMX track.

PLANNING HISTORY

None

CONSULTATIONS

WCC Highways - Whilst I have no highway objection to Land A being used for recreational purposes I have highway concerns in respect of the use of the road surface (Land B) as a BMX track. It is not true as stated in the Durrington Parish Council's letter dated 4th October 2005 that WCC has no objections to the proposals.

It would appear that there is still statutory undertakers apparatus in the road to which access is likely to be required for maintenance purposes.

As the BMX track is proposed to be constructed from compacted top soil there is a risk of the jumps being washed downhill causing problems for the existing surface water drainage system. The submitted details do not demonstrate how the 'stepped' jumps will affect the route of Public Footpath 21 which runs along this section of highway and which is used as access to the field known as Land A.

WCC Library/ Museum - The field included in the proposal is in an area of archaeological interest. A number of Bronze Age flint artefacts have been recovered along the route of a pipeline through the field, while the site lies close to a number of prominent sites. These include the Neolithic henge monument of Durrington Walls to the south-west. To the south east Neolithic pits were found during construction of a water pipeline. At the roundabout an Iron Age Northern Area Committee 26/01/2006

enclosure was uncovered during the construction of the road in 1968. There is potential to find other archaeological features in the area of the proposal. I understand that the proposal will not involve any ground disturbance but that the permission would allow the construction of minor buildings in the future. As these could have an impact on the previously unknown archaeological features I advise that a condition is placed on the application requiring all proposals for any form of development to be the subject to planning permission.

Housing & Health Officer - I am concerned that the BMX facility may be used by motorbikes and would seek more details from the application as to how this facility will be administered and controlled in order to prevent nuisance to nearby residential property. I visited the proposed location of the Cycle BMX track the other day. It is difficult to comment without detail of what the facility will provide. eg the type of ramps etc that we have over at Churchill gardens are only really useable by cycles and skateboards and would not attract motorised cycles. The type of facility in the pictures would clearly be attractive to and be utilised by motorcyclists to the considerable detriment to the amenity of those living in the vicinity. What I would hope to avoid is a small-scale cusses gorse scramble track. Would suggest design is the key element.

REPRESENTATIONS

Advertisement	Yes, expiry date 24/11/2005
Site Notice displayed	Yes, expiry date 24/11/2005
Departure	No
Neighbour notification	Yes, expiry date 15/11/2005
Third Party responses	Yes, 8 letters of objections/concerns/reservations summarised as follows:
Perimeter fence -	1m high fence will be insufficient for security purposes to surrounding dwellings (should be at least 2m high/barbed wire/vandal proof) Existing private access/gates to field will be lost/what compensation will there be for such loss Surrounding owners may not be able to access their own fences for maintenance purposes
Oil tank adjacent to site-	in poor state and should be removed (health, environmental and safety risk) Danger to users of field if boundary fence is insufficient in height to prevent access
Car parking	Access points are from residential areas already heavily congested or from main A345 road. Pedestrian access from Westfield Close - narrow private (not public) right of way used to access oil tank should be closed to limit disturbance to Westfield Close residents as it will encourage people to park in Westfield Close to access the recreation facilities leading to increase in traffic/cars turning and highway obstruction Vehicle/traffic calming measures and road surface upgrading should be considered with expected increase in traffic and excessive speed already being danger to other users of highway and pedestrians
Noise and disturbance	Is the land to be used solely for BMX biking or play equipment for children? Will there be formal play areas? should be far from residences Will attract congregations of teenagers and criminal activity/vandalism/alcohol consumption/drugs (site is opposite public house) night time disturbance Litter Increased use of Westfield Close private right of way

- Who will maintain and police BMX facility (health and safety) – considered to be far enough away from Westfield Close
- Wildlife habitat dwelling backing onto field has grass snakes and lizards. The area could be a valuable local environmental wildlife habitat with suitable planning
- Durrington already has a large recreation area
- There is an existing BMX track in Bulford
- Durrington Parish News proposes a Trim Trail around the circumference of the site (this is not included in the application)
- Dog fouling - anti fouling byelaws should be enforced/bins provided
- Welcome use of a park so local people do not have to travel but number of problems which need to be addressed. If some have to suffer for others to benefit do not support
- Future development on site

Parish Council response None received

MAIN ISSUES

Principle

Archaeological implications

Residential amenity

Access and Highways

POLICY CONTEXT

Adopted Salisbury District Local Plan policies G1 (Sustainable Development), G2 (General), R10 (Public Open Space), R1A (New outdoor recreation facilities on the edge of settlements), R1C (new outdoor recreation facilities in the countryside), CN21 (Archaeology)

PPG 17: Planning for Open Space, Sport and Recreation

PPG24: Planning and Noise

PLANNING CONSIDERATIONS

Principle

The site of the proposed BMX track (shown as Land B on the application plans) is outside the allocated Public Open Space and policy R1C will be particularly relevant which relates to new outdoor recreation facilities in the countryside. This policy requires that where the proposal involves an Area of Archaeological Significance development will be permitted only if there would be no adverse impact on the designated area; that the proposal is not dependent upon the construction of large buildings or other large structures and that there is no adverse impact on the amenities of residents.

The field (shown as Land A on the application plans) is allocated in the Adopted Local Planning Plan as Public Open Space (policy R10). The principle of using this field for public open space is therefore accepted subject to the other relevant policies of the local plan.

The general policies of the Local Plan G1 and G2 are relevant with specific reference to development proposals achieving an overall pattern of land uses which reduce the need to travel, promoting vitality of local communities, respect for archaeological features, avoidance of unduly disturbing, interfering, conflicting with adjoining dwellings and providing a satisfactory means of access and avoidance of placing undue burden on local road network or other infrastructure.

Policy R1A requires new outdoor recreation facilities on the edge of settlements being accessible by means of public transport and other sustainable modes of transport.

Paragraph 20 of PPG 17 states that in identifying where to locate new areas of open space, sports and recreational facilities, local authorities should:

- i) Promote accessibility by walking, cycling and public transport, and ensure that facilities are accessible by people with disabilities.
- ii) Locate more intensive recreational uses in sites where they can contribute to town centre vitality and viability;
- iii) Avoid any significant loss of amenity to residents, neighbouring uses or biodiversity;
- iv) Improve the quality of the public realm through good design;
- v) Look to provide areas of open space in commercial and industrial areas;
- vi) Add to and enhance the range and quality of existing facilities;
- vii) Carefully consider security and personal safety, especially for children;
- viii) Meet the regeneration needs of areas, using brownfield in preference to Greenfield sites;
- ix) Consider the scope for using any surplus land for open space, sport or recreational use, weighing this against alternative uses;
- x) Assess the impact of new facilities on social inclusion; and
- xi) Consider the recreational needs of visitors and tourists.

Archaeological implications.

The County Archaeologist has advised that there is the potential to find archaeological features in the area of the proposal. The Parish Council has stated that the proposed change of use of the field will be used for informal activities and will not involve any ground disturbance apart from cutting the grass. The Parish Council has confirmed that the BMX track will be constructed from compacted topsoil and restricted to the tarmac road surface of the Old Netheravon Road. The County Archaeologist has advised that a condition be placed on any permission requiring all proposals for any form of development to be the subject of planning permission. This could be dealt with by removing permitted development rights under Schedule 2 (Part 12) of the Town and Country Planning (General Permitted Development) Order 1995.

Residential Amenity

Paragraph 22 of PPG 24 refers to noise from recreational and sporting activities, stating that the local planning authority will have to take account of how frequently the noise will be generated and how disturbing it will be and balance the enjoyment of the participants against nuisance to other people.

It is not considered that the use of the field for informal recreational activities as proposed will have an adverse impact on residential amenity, any more than from agricultural machinery using the site. However, it is considered that the BMX track facility would be attractive for use by motorized cycles.

The Town and Country Planning (General Permitted Development) Order 1995 permits the use of land, subject to a number of specified exclusions for any purpose for not more than 28 days in each calendar year, of which not more than 14 may be used for 'motor car and motorcycle racing, including trials of speed and practising for these activities'. This allows the temporary use of open land for 14 days for other motor sports activities such as training or other non-competitive events.

The appropriate use of planning conditions can enable many development proposals to proceed where it would otherwise be necessary to refuse permission. General advice on the use of conditions is contained in Circular 11/95. Conditions should only be imposed where they are

- Necessary
- Relevant to planning
- Relevant to the development to be permitted
- Enforceable
- Precise
- Reasonable in all other respects

It is not considered that a condition restricting the use of the BMX track for pedal cycles only would be enforceable, as no management structure for regulating/organising the use of the track has been proposed.

The Parish Council has stated that they intend to publish rules and regulations governing the use of the field in line with the other amenity areas in the village and that they are concerned that motorized vehicles may use the BMX facility and plan to get professional help to design the track and erect a fence between the footpath to the west side of the road and the BMX track to segregate pedestrians and BMX cyclists and to keep motorcycles off the track.

Due to concern that the BMX track could be used by motorised cycles and the proximity of the site to residential dwellings (approx 40m), which would have considerable detrimental impact to the amenity of nearby residences, it is considered that insufficient information has been submitted to demonstrate that the BMX track would not be used by motorised cycles, with subsequent adverse impact upon residential amenity enjoyed by nearby local residences.

Access and Highways

No car parking is proposed as part of the application. The submitted plans shows pedestrian access points onto the field via the Netheravon Road section (west) and Willow Drive section (north) of Footpath 21. The plans also show access point from Westfield Close. Concern has been raised from local residents that the proposed pedestrian access routes will have an adverse impact upon local residences, through increased disturbance from using the routes and also through additional traffic parking in the residential areas surrounding the site (specifically from people using the accessway from Westfield Close). This is not a public right of way but a private access to the redundant oil tank. Due to the proximity of this path to the dwellings in Westfield Close, it is considered reasonable that a condition could be added to any permission requiring this to be fenced off at the access onto the field.

The Parish Council is proposing to add a 1m high fence to the south and east boundaries of the proposed recreation field with rear gardens to mark the boundaries of the site. Concern/objections have been raised to this fence being of insufficient height to deter access onto adjoining residential land with subsequent security risk to the dwellings backing onto the field and that the fence may block access onto the field. The Parish Council has confirmed that the proposed fence will be used to mark the boundaries of the site only under the terms of the lease and shall be constructed to allow residents access to maintain their own private fence and to meet their own security requirements. Concerns that such a fence will restrict access onto the field are a civil issue.

The site is accessible by public transport and public footpath in close proximity to residential areas and

WCC Highways department has raised no objection to Land A being used for recreational purposes, without car parking being provided. Obstruction to the public highway is dealt with under separate legislation.

WCC Highways has objected to the use of the road surface of Old Netheravon Road as a BMX track, on the grounds that there is statutory undertakers apparatus in the road to which access is likely to be required for maintenance purposes; and as the BMX track is proposed to be constructed from compacted top soil there is a risk of the jumps being washed downhill causing problems for the existing surface water drainage system. They have also objected on the grounds that the submitted details do not demonstrate how the jumps will affect the route of

Public Footpath 21 which runs along this section of highway and is used as access to the field known as Land A.

CONCLUSION

It is considered that the proposed change of use of Land A to informal recreational space would reduce the need to travel, promote the vitality of local communities, without significant harm to residential amenity and subject to condition previously unknown archaeological features could be protected. However, it is considered that insufficient information has been provided to demonstrate that the proposed change of use of Land B to BMX track would not be used by motorised cycles to the detriment to nearby residences, that the change of use of Old Netheravon Road to BMX track would not affect access to statutory undertakers apparatus, or have an adverse impact on the surface water drainage system or the route of Public Footpath 21.

RECOMMENDATION: REFUSE

(1) Insufficient information has been provided to demonstrate that the proposed change of use of Land B to a BMX track would not be used by motorised cycles to the detriment to nearby residences, contrary to policies G2 and R1C of the Adopted Local Plan and guidance contained within PPG 17 (planning for open space, sport and recreation) and PPG24 (Planning and Noise)

(2) Insufficient information has been provided to demonstrate that the change of use of Old Netheravon Road to proposed BMX track would not affect access to statutory undertakers apparatus, or have an adverse impact on surface water drainage system, contrary to policy G2 of the Adopted Local Planning Policy Guidance

(3) Insufficient information has been provided to determine the impact on Public Footpath 21 contrary to policy G2 of the Adopted Local Plan.

Part 2

Applications recommended for Approval

3

Application Number:	S/2005/1970		
Applicant/ Agent:	GERALD STEER		
Location:	32 HIGH STREET AMESBURY SALISBURY SP4 7DL		
Proposal:	REDEVELOPMENT OF SITE TO CREATE 3 HOUSES IN CONVERSION 6 NEW HOUSE 4 FLATS AND OFFICES OVER PARKING WITH ANCILLARY WORKS.		
Parish/ Ward	AMESBURY WEST		
Conservation Area:	LB Grade:	II	
Date Valid:	27 September 2005	Expiry Date	22 November 2005
Case Officer:	Mr A Madge	Contact Number:	01722 434541

REASON FOR REPORT TO MEMBERS

Councillor Westmoreland has requested that this item be determined by Committee due to both the prominent nature of the site and the interest shown in the application.

SITE AND ITS SURROUNDINGS

This is a relatively large undeveloped piece of land located in the centre of Amesbury. The frontage of the site lies on the High street which is a busy commercial street containing shops and offices. At this end of the site lies a listed building known as the Old Grammar school after its former use as such. The building is 2 and half storeys high and has until recently been used as a residential premises. To the south west of this main building lies a single storey building formerly used as a shop. The main Grammar school building extends some way back into the site by way of extensions and outbuildings. A second former residential premises is located to the rear. At the back of the site is a large open area which in recent years has been used as the garden to the premises but which it is understood many years ago contained further buildings connected with a former business at the site.

The site located as it is within the town centre is surrounded by other development. Directly to the rear is the main town centre car park where there is an existing gated entrance to the site. To the north east lie the car park to the Barcroft medical centre and the former Pitts garage site which has now been developed as flats and retail units. On the north eastern boundary is a premises known as "Stickies" which is run as a nightclub. To the south and west lie further residential and commercial premises and the rear service yard to the present CO-OP supermarket.

THE PROPOSAL

In summary the proposal is for the conversion and extension of the existing listed building to both residential and a small element of commercial development. Whilst to the rear it is proposed to develop new offices, houses and flats.

It is proposed to demolish the existing single storey shop building (which is not listed) and add an extension to the listed building in a similar style to that which already exists. It is then proposed to convert this building into three residential units and one small retail/office unit. This will consist of one, two, one three and one four bedroom house with associated garden space and parking.

To the rear directly adjacent Stickies nightclub it is proposed to erect offices and a car barn. The car barn will house parking for some of the new residential units whilst the offices will provide commercial accommodation.

To the rear are proposed six new houses and four new flats in a new 3 and a half storey building built in an L shape. Associated gardens, children's play space and parking is also proposed.

The houses will be three bedroomed whilst the proposed new flats will be one bedroomed with the fourth one being a studio apartment.

Vehicular access to the site would be obtained through the existing town centre car park to 13 parking spaces at the rear. A private children's play area is also to be provided. There will be a separate private pedestrian access at the front of the site.

PLANNING HISTORY

1. 04/2138 Extension and alterations to form a purpose designed shop and three dwellings.(Listed building consent) Withdrawn 1/7/05
2. 04/2261 Extensions and alterations to convert existing dwellings and school building to form 3 no dwellings and purpose designed shop, erect a new block of 6 no flats and 1 no dwellings and creation of an office suite above, new car barn together with associated parking Withdrawn 1/7/05

CONSULTATIONS

WCC Highways - Whilst I have no highway objection in principle to this development I note that the proposed development only appears to include minimal on-site cycle parking facilities whereas Appendix VI of the Salisbury District Local Plan (Cycle Parking Guidelines) recommends, in respect of housing, the provision of 2 covered cycle spaces per dwelling unit. I consider that the layout should be amended accordingly.

WCC Library/ Museum - An archaeological evaluation of the site took place in January 2005 on the basis of my advice given for the previous planning application (S/2004/2261). The evaluation comprised two trenches, 14m and 20m long and 1.8m wide in the rear garden of the property. A number of features were uncovered, but these were found to be post medieval in date.

On the basis that no archaeological features of medieval or earlier date were uncovered I have no comments to make on the above proposal. The report on the evaluation, a summary of which I enclose for your files, will be retained by this office as a record of the site

1. Wessex Water Authority- The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage.

The developer has proposed to dispose of surface water to public surface water sewer. As there are no existing public/separate surface water sewers in the vicinity of the site, it is advised that the developer investigate alternative methods for the satisfactory disposal of surface water from the site (e.g soakaways) Surface water should not be discharged to the foul sewer. Your Council should be satisfied with any suitable arrangement for the disposal of surface water.

Although not shown on the public sewer record drawing, we understand there may be a sewer crossing the site that, by virtue of its age, could be deemed a public sewer under

the former section 24 provision of the public health act 1936. Wessex is currently reviewing available data on these sewers in order to update and revise its sewer records, thus indicating these as public in appropriate cases. Public Sewerage apparatus is covered by statutory easement and no new building or similar works will normally be allowed within a minimum 3.0m of this apparatus.

It should be noted there is a culverted watercourse near the site, although this is not Wessex Water responsibility.

With respect to water supply, there are water mains within the vicinity of the proposal. Again connection can be agreed at the design stage.

It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

Environment Agency - The Agency has no objection to the proposed development. We would strongly recommend the following condition being included in any planning permission granted.

Water efficiency

CONDITION

No development shall be commenced until a scheme for water efficiency, designed to achieve a 21% saving on current average levels of water consumption (150 litres per head per day), has been submitted and approved in writing by the Local Planning Authority, in consultation with the environment agency. Dwellings as part of the development should achieve a credit rating of at least 3 (WAT 1) and 1 (WAT 2) as set out in Ecohomes 2005 – Environmental Rating for Homes, Guidance, 2005, Issue 1.1". This must be achieved through the use of approved water efficient internal AND external appliances, fittings and systems.

REASON

To reduce the adverse affects of current water usage levels on the Hampshire Avon River Catchment and to protect future public water supplies in the area.

The condition is recommended as the site falls within the catchment of the Hampshire Avon River. The Hampshire Avon is a designated Site of Special Scientific (SSSI) and is protected under the EC Habitats Directive. The habitats/watercourses within this designation have been suffering as a result of over-abstraction of water resources throughout the catchment. Therefore a reduction in domestic water use through the application of the above condition will be of benefit to the river and its habitats.

It will also contribute to the preservation of future public water supplies in the area and potentially save money on water bills for future occupants. Policy G3 in the adopted Salisbury District Local Plan supports this. A copy of the Agency publication Conserving Water in buildings is available upon request.

Flood Risk/Surface Water Control

Developments on this scale in these lower risk locations within Flood Zone 1 fall outside the scope of formal flood risk standing advice. The following is offered to aid you (Local Planning Authority) and the developer in managing surface water runoff issues sustainably at the site.

In accordance with Approved Document Part H of the Building Regulations 2000, the first option for surface water disposal should be the use of sustainable drainage methods (SUDS) which limit flows through infiltration e.g. soakaways or infiltration

trenches, subject to establishing that these are feasible, can be adopted and properly maintained and would not lead to any other environmental problems.

Further information on SUDS can be found in PPG25 paragraphs 40-42, PPG25 appendix E in the CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales and the Interim Code of Practice for sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDs. The interim Code of Practice will be made available electronically on both at WWW.environment-agency.gov.uk and www.ciria.org/suds

Where it is intended that disposal be made to public sewer, the water company or its agency should confirm that there is adequate spare capacity in the existing system taking future development requirements into account.

Pollution Prevention

Safeguards need to be sought from the applicant to minimize detrimental effects to the water interests of the site and the risks of pollution during the construction phase. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.

REPRESENTATIONS

Advertisement	Yes Expired 3/11/05
Site Notice displayed	Yes Expired 3/11/05
Departure	No
Neighbour notification	Yes Expired 26/10/05
Third Party responses	Yes -2

Concern is expressed over the overdevelopment of this site.

Car parking spaces will be lost in the main car park to facilitate access.

Concern is expressed about the location close to Stickeys nightclub especially with the possibility of a future 24hr licensing on the site.

Proposed buildings will be completely out of character. Hope you do not give approval for the frontage of the listed building to be altered.

There is substantial Japanese Knotweed adjacent the car park to the Barcroft medical centre wish to make sure that this is properly curtailed if planning permission is granted and that tarmac is repaired.

Town Council response	Yes
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Amesbury Town Council has very strong objections to both of these applications in as much that approval would lead to a loss of potential commercial space in a prime location in the centre of the town.

We are about to have a further 550 houses in the town the occupants of which will need local shopping and service facilities. Having recently provided a considerable number of flats in the centre of the town on the former Pitts garage site the last thing the council wishes to see is further residential development of this nature in the town centre.

The AMTP consultations constantly refer to a lack of shops of the right sort in Amesbury. There is growing anger and frustration among the residents of Amesbury

over the appalling lack of proper shopping facilities for a town which has already increased its population considerably, but has seen the quality and variety of its shopping facilities reduced as opposed to being increased. Many towns with a population smaller than Amesbury support two or even three supermarkets plus a host of other small interesting shops thus inducing choice and healthy competition. Recent planning approvals have been given for yet more letting agents and fast food outlets and the number of estate agents is totally out of proportion to the size of the town.

Instead of more residential development on this site Amesbury Town Council consider that it should be developed by having a small throughway from the central car park to the High street with small shops. This would help to liven up the High Street and provide a much needed pedestrian shopping precinct. This is the type of development that Amesbury Town Council and the vast majority of its residents want to see in Amesbury.

To summarise Amesbury Town Council is vigorously opposed to both of these applications inasmuch as they do nothing to enhance the facilities and infrastructure of a town with a rapidly expanding population. It further considers that it is a complete waste of a prime site which could be developed as a very pleasant pedestrian shopping precinct which is sorely needed in the town.

MAIN ISSUES

- 1) Principle of predominantly residential development at this site.
- 2) Car parking and access
- 3) Amenity issues/noise/disturbance
- 4) Other neighbour concerns

POLICY CONTEXT

Adopted SDLP conservation area, CN3 – Listed buildings, CN4-Listed buildings, CN5 – Listed buildings, CN8- Conservation areas, CN11 – Views in conservation areas. G2 – General criteria D2- Infill development D3- Extensions, TR11-Parking Spaces, TR14 – Bicycle Parking facilities. R2- Recreational Open Space

PLANNING CONSIDERATIONS

Principle of residential development within this area

Key to the decision on whether to grant planning permission for this development is whether this site should be used for other town centre uses such as retail rather than for, as is currently proposed, flats and houses. Of particular importance therefore are Amesbury town councils comments which are salient to the principles of this application. The town council makes the point that Amesbury is a rapidly growing town, not only has there been significant housing development in the recent past but there is still a large amount of housing to be built in the future. Given this, residents need and require suitable facilities (including retail) to be provided in order to meet the needs of this growing town. The obvious place for such facilities is the town centre. There are a limited number of large and medium size sites within the town centre and therefore those that do exist should be used wherever possible and wherever redevelopment opportunities occur for town centre facilities.

Clearly this is a laudable and entirely understandable aim. The general views of residents of Amesbury about the lack of facilities within the town are well known. The need for more facilities is also well publicised. However in the determination of a planning application the local planning authority has to have regard to the application that is placed before it. Whilst it might be nice to refuse a planning application on the basis that the site would be better used for retail facilities this has to be clearly supported by policy contained either locally within the local plan or nationally through planning policy guidance or statements. At present there is no specific policy that requires town centre sites to be retained for retail uses. Indeed the local plan specifically

refers to Amesbury as a centre for housing, employment, retail and leisure uses giving equal weight to these uses. Nationally Planning Policy Statement six (Town centres) specifically states "any significant change in role and function of centres, upward or downward, should come through the development plan

process, rather than through planning applications."(para 2.10PPS6) That is to say that the planning application has to be determined on the basis of it's merits if it was members wish to see future development sites used for retail facilities or commercial uses solely this needs to be pursued through the local development framework through the introduction of relevant policies and not through individual planning applications.

The proposed shop unit at the front of the site is small and lacks ancillary facilities as such it may be difficult to rent out but none the less does still provide commercial accommodation on this High street frontage.

In summary therefore whilst understanding the concerns and views of the people of Amesbury (as expressed through the town council) officers have to have regard to the relevant planning policies. The introduction of housing into the town centre in order to encourage more vibrance and night time activity is something that is supported by PPS6 and something that this application would help achieve as such taking this application on it's merits it is considered the principle of residential housing in this location is acceptable.

Car parking and access

The proposal is for 13 residential units, some offices and a small retail/office unit. Off street car parking has been provided of 13 spaces. The County Highways officer considers this to be acceptable in view of the town centre location and the close proximity of the main town centre car park. At present there are two residential units and one retail unit on the site with no off street car parking. The site is located close to public transport facilities (the main bus station is only a couple of minutes walk away) as such officers consider the parking provision as proposed to be acceptable.

Access is proposed at the rear of the site through the main council owned car park and it is understood that the applicants have reached an in principle agreement with the district council for the use of access across the car park to this site. Although an objector has raised concerns that the use of an access through the car park would lead to the loss of car parking spaces this is not to be the case and there is not proposed to be any loss of car parking spaces as a result of requiring access this development.

The highways authority have pointed out that the present plans do not meet the councils current local plan policies as regards to cycle parking provision as such if planning permission is to be granted it is considered prudent to condition the submission of further details regarding covered bicycle parking provision.

Amenity issues noise/disturbance

The environmental health officer has no observations and has raised no objections in relation to this development. The previous application was withdrawn because the environmental health department raised concerns regarding possible noise nuisance from Stickies nightclub. Noise is known to be audible from this nightclub through vents that exist at the back of the club. Since that point the applicants have proposed the car barn with offices at the first floor which will effectively produce a noise barrier at the back of the nightclub sufficient in the environmental health officer's view to prevent significant noise disturbance. Clearly during the day this will not be an issue as the nightclub will not be open and at night there will be no occupation of the offices.

Other noise will occur from activities in the car park and the nearby CO –OP loading yard however these are no more than could normally be expected in a town centre location and anyone buying these houses or flats will be well aware of the location when buying the properties. Indeed siting housing fronting the car park will bring positive advantages because the overlooking of the car park by these properties is likely to deter unsocial behaviour that might otherwise occur at night.

It is therefore considered that in terms of noise and disturbance there would be no significant effect over and above that which could normally be expected in a town centre site such as this one.

Other neighbour concerns

Concerns over the proximity to Stickies nightclub and the potential for loss of car parking spaces are addressed elsewhere in this report. The concern over overdevelopment of the site is noted and if this were an out of town site this might be a valid point but this is a town centre site where high density development is to be expected and should be encouraged. As already acknowledged elsewhere in this report Amesbury is a growing town and as such the town centre needs to grow with it in terms of the density of development as such it is considered this is a suitable level of development for this site.

The proposals to alter the front of the building are addressed more fully in the listed building report that accompanies this one. However officers disagree with the opinion of this resident that the front of the building should not be altered as by extending the building and renovating it this will not only remove the somewhat unsightly single storey building which presently fronts the main street but also restore and renovate the listed building which has been neglected in recent years.

The concerns regarding Japanese Knotweed are dealt with under separate legislation and are not a material planning consideration.

CONCLUSION

This proposal provides 13 new units of residential accommodation within the town centre of Amesbury. In addition it provides new office space and a small retail/office space. Four of the units are one bedroomed flats providing what is likely to be relatively affordable accommodation within the town centre. It is considered the size and appearance of the new development is in keeping with the size of other recent developments within the vicinity and as such will provide a useful contribution to Amesbury town centre as such the application is recommended for approval.

RECOMMENDATION: subject to the applicant entering into a S106 legal agreement to cover the children's play area and off site recreational payment provision.

APPROVE: for the following reasons,

The proposal by reason of its design size and appearance is considered to be an acceptable development making good use of an otherwise vacant Brownfield site within Amesbury town centre as such the proposal complies with policies G2 and D2 of the adopted local plan.

And subject to the following conditions

01 The development hereby permitted shall be begun before the expiration of three 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. As amended (0004)

02 Before development is commenced, a schedule of external facing materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D05A)

REASON: To secure a harmonious form of development.

03 The car and any bicycle parking area shall be completed and made available for use prior to the first occupation of the residential units.

REASON: In the interests of amenity of the development

04 Prior to any development commencing, a scheme for the management of the construction of the proposal, including times of operations, and details of how adjacent amenities and the adjacent highway are to be protected, shall be submitted to and agreed in writing by the Local Planning Authority, and the scheme shall be developed as agreed.

REASON: In the interest of amenity

05 The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby approved.

REASON:0052 In the interests of highway safety.

06 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety

07 Before development commences a scheme of water efficiency measures for the proposed development shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

REASON: In order to achieve the sustainable use of water resources

08 Before development commences, a scheme to minimise the detrimental effects to the water interests of the site and the risks of pollution during the construction phase shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

REASON: to minimise the detrimental effects to the water interests of the site and the risks of pollution during the construction phase.

09 Prior to the commencement of development on site details of covered cycle parking provision shall be submitted to and agreed in writing by the local planning authority. Such cycle parking as agreed shall be constructed and installed prior to the occupation of any of the residential units.

REASON: In order that sufficient cycle parking provision is made on site.

10 Prior to the commencement of works at the site details of any proposed boundary treatments shall be submitted to and approved in writing by the local planning authority.

REASON In the interests of amenity of neighbouring occupiers.

(11) Notwithstanding the provisions of Classes A-E inclusive of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no alterations nor extensions to the dwellings nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: 0107 To enable the Local Planning Authority to retain control over the development in the interests of amenity.

(12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows [other than those expressly authorised by this permission] shall be constructed. (V20A)

Reason: 0112 To enable the Local Planning Authority to retain control over the appearance of

the dwellings in the interests of visual amenity and the amenity of adjoining properties.

INFORMATIVE

Any proposed bicycle racks shall be of a Sheffield design. With regards this matter please liaise with WCC Highways.

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

And in accordance with the following policies of the adopted Salisbury District Local Plan: conservation area, CN3 – Listed buildings, CN4-Listed buildings, CN5 – Listed buildings, CN8- Conservation areas, CN11 – Views in conservation areas. G2 – General criteria D2- Infill development D3- Extensions, TR11-Parking Spaces, TR14 – Bicycle Parking facilities. R2- Recreational Open Space.

Application Number:	S/2005/1996		
Applicant/ Agent:	GERALD STEER		
Location:	32 HIGH STREET AMESBURY SALISBURY SP4 7DL		
Proposal:	DEMOLITION OF SHOP AND ALTERATION TO HOUSES TO FORM SHOP AND 3 HOUSES WITH OFFICE AND HOUSING DEVELOPMENT IN GARDEN		
Parish/ Ward	AMESBURY WEST		
Conservation Area:	WEST AMESBURY	LB Grade:	II
Date Valid:	27 September 2005	Expiry Date	22 November 2005
Case Officer:	Mr A Madge	Contact Number:	01722 434541

REASON FOR REPORT TO MEMBERS

Councillor Westmoreland has requested that this item be determined by Committee due to both the prominent nature of the site and the interest shown in the application.

SITE AND ITS SURROUNDINGS

This is a relatively large undeveloped piece of land located in the centre of Amesbury. The frontage of the site lies on the High street which is a busy commercial street containing shops and offices. At this end of the site lies a listed building known as the Old Grammar school after its former use as such. The building is 2 and half storeys high and has until recently been used as a residential premises. To the south west of this main building lies a single storey building formerly used as a shop. The main Grammar school building extends some way back into the site by way of extensions and outbuildings. A second former residential premises is located to the rear. At the back of the site is a large open area which in recent years has been used as the garden to the premises but which it is understood many years ago contained further buildings connected with a former business at the site.

The site located as it is within the town centre is surrounded by other development. Directly to the rear is the main town centre car park where there is an existing gated entrance to the site. To the north east lie the car park to the Barcroft medical centre and the former Pitts garage site which has now been developed as flats and retail units. On the north eastern boundary is a premises known as "Stickies" which is run as a nightclub. To the south and west lie further residential and commercial premises and the rear service yard to the present CO-OP supermarket.

THE PROPOSAL

In summary the proposal is for the conversion and extension of the existing listed building to both residential and a small element of commercial development. Whilst to the rear it is proposed to develop new offices, houses and flats.

It is proposed to demolish the existing single storey shop building (which is not listed) and add an extension to the listed building in a similar style to that which already exists. It is then proposed to convert this building into three residential units and one small retail/office unit. This will consist of one, two, one three and one four bedroom house with associated garden space and parking.

To the rear directly adjacent Stickies nightclub it is proposed to erect offices and a car barn. The car barn will house parking for some of the new residential units whilst the offices will provide commercial accommodation.

To the rear are proposed six new houses and four new flats in a new 3 and a half storey building built in an L shape. Associated gardens, children's play space and parking is also proposed.

The houses will be three bedroomed whilst the proposed new flats will be one bedroomed with the fourth one being a studio apartment.

Vehicular access to the site would be obtained through the existing town centre car park to 13 parking spaces at the rear. A private children's play area is also to be provided. There will be a separate private pedestrian access at the front of the site.

PLANNING HISTORY

3. 04/2138 Extension and alterations to form a purpose designed shop and three dwellings.(Listed building consent) Withdrawn 1/7/05
4. 04/2261 Extensions and alterations to convert existing dwellings and school building to form 3 no dwellings and purpose designed shop, erect a new block of 6 no flats and 1 no dwellings and creation of an office suite above, new car barn together with associated parking Withdrawn 1/7/05

CONSULTATIONS

Conservation Officer – See Under Planning Considerations

REPRESENTATIONS

Advertisement	Yes Expired 3/11/05
Site Notice displayed	Yes Expired 3/11/05
Departure	No
Neighbour notification	Yes Expired 26/10/05
Third Party responses	Yes

Concern is expressed over the overdevelopment of this site.

Car parking spaces will be lost in the main car park to facilitate access.

Concern is expressed about the location close to Stickeys nightclub especially with the possibility of a future 24hr licensing on the site.

Proposed buildings will be completely out of character. Hope you do not give approval for the frontage of the listed building to be altered.

There is substantial Japanese Knotweed adjacent the car park to the Barcroft medical centre wish to make sure that this is properly curtailed if planning permission is granted and that tarmac is repaired.

Parish Council response Yes

Amesbury Town Council has very strong objections to both of these applications in as much that approval would lead to a loss of potential commercial space in a prime location in the centre of the town.

We are about to have a further 550 houses in the town the occupants of which will need local shopping and service facilities. Having recently provided a considerable number of flats in the centre of the town on the former Pitts garage site the last thing the council wishes to see is further residential development of this nature in the town centre.

The AMTP consultations constantly refer to a lack of shops of the right sort in Amesbury. There is growing anger and frustration among the residents of Amesbury over the appalling lack of proper shopping facilities for a town which has already increased its population considerably, but has seen the quality and variety of its shopping facilities reduced as opposed to being increased. Many towns with a population smaller than Amesbury support two or even three supermarkets plus a host of other small interesting shops thus inducing choice and healthy competition. Recent

planning approvals have been given for yet more letting agents and fast food outlets and the number of estate agents is totally out of proportion to the size of the town.

Instead of more residential development on this site Amesbury Town Council consider that it should be developed by having a small throughway from the central car park to the High street with small shops. This would help to liven up the High Street and provide a much needed pedestrian shopping precinct. This is the type of development that Amesbury Town Council and the vast majority of its residents want to see in Amesbury.

To summarise Amesbury Town Council is vigorously opposed to both of these applications inasmuch as they do nothing to enhance the facilities and infrastructure of a town with a rapidly expanding population. It further considers that it is a complete waste of a prime site which could be developed as a very pleasant pedestrian shopping precinct which is sorely needed in the town.

MAIN ISSUES

- 1) The principle of extension and conversion of the listed building.

POLICY CONTEXT

Adopted SDLP conservation area, CN3 – Listed buildings, CN4-Listed buildings, CN5 – Listed buildings, CN8- Conservation areas, CN11 – Views in conservation areas. G2 – General criteria D2- Infill development D3- Extensions,

PLANNING CONSIDERATIONS

The conservation officer has viewed this application and has commented as follows –

“Any scheme which injects well designed housing infill into the centre of Amesbury and retains an historic building group like the old Grammar school complex deserves our enthusiastic support. It is reassuring that the single storey wing is retained and converted. The new build appears to sit well on the site and is not inconsistent with conservation area objectives. My only slight criticism is that it wasn't possible to arrange the lock up shop replacement in a slightly lower position thus indicating it's more recent build. Otherwise a very good proposal”.

It can be seen from these comments that it is officer's opinion that this proposed conversion of the existing listed building is considered to be in keeping with the principles of good conservation and design. The removal of the somewhat unsightly single storey shop to the right of the main building (when viewed from the main high street) is considered to be a positive enhancement of the High street. The addition of an extension to one side of the listed building is considered to be in keeping and providing sympathetic materials and attention to detail is maintained the High street frontage should be positively improved by this proposal.

The conservation officer has commented that it might have been better if the extension had been set down slightly from the main building so as to maintain a clear distinction between it and its host building and differentiating it as a later addition. This may have been a slightly better approach but as the proposal stands it is not an inappropriate development and the extension will still be sympathetic to the main building.

To the rear of the listed building the architects have chosen an interesting and slightly more contemporary approach to the rear elevations particularly in relation to the curved stair tower. This is considered to be appropriate given that this is an all new extension. It should show that the extension is new whilst retaining a façade to the main street which fits with the host building.

CONCLUSION

In conclusion it is considered that the proposed extensions and conversions to the listed building are appropriate and retain the character of the building whilst restoring and enhancing the main

building which has suffered from some neglect in recent years. As such it is recommended that approval is granted for this application.

RECOMMENDATION:

APPROVE: for the following reasons,

The proposed extensions and alterations are considered to be in keeping with the listed building and wider Amesbury town centre conservation area and as such the proposal complies with policies CN3 – Listed buildings, CN4-Listed buildings, CN5 – Listed buildings and CN8- Conservation areas of the adopted local plan.

And subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of three 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. As amended (0004)

2. Before development is commenced, a schedule of external facing materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D05A)

REASON: To secure a harmonious form of development.

3. Detailed working drawings at a suitable scale to show: 1. new work in relation to existing, 2. repairs to existing, including structural works, roof structure, doors, windows, fittings, panelling, and other architectural features, shall be submitted to and approved by the Local Planning Authority before any works commence. (Z06A)

REASON: To maintain the character and architectural integrity of the building and the amenities of its surroundings.

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

And in accordance with the following policies of the adopted Salisbury District Local Plan: conservation area, CN3 – Listed buildings, CN4-Listed buildings, CN5 – Listed buildings, CN8- Conservation areas, CN11 – Views in conservation areas. G2 – General criteria D2- Infill development D3- Extensions.