

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 18-05-2006

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
	S/2006/0443	STEEPLE LANGFORD
1 SV	Miss L Flindell	REFUSAL
	LAND ADJACENT INGLENOOK COTTAGE WYLYE ROAD HANGING LANGFORD SALISBURY	Cllr. Mills Cllr. West
	S/2006/0742	CHOLDERTON
2	Miss L Flindell	REFUSAL
	MANOR COTTAGE CHOLDERTON SALISBURY	Cllr. Hewitt Cllr. Wren

	S/2005/1893	DURNFORD
3 SV	Mr S Llewelyn	APPROVED WITH CONDITIONS
	CHURCH FARM GREAT DURNFORD	Cllr. Brady
	S/2005/1894	DURNFORD
4 SV	Mr S Llewelyn	APPROVED WITH CONDITIONS
	CHURCH FARM GREAT DURNFORD	Cllr. Brady

Part 1

Applications recommended for Refusal

1

Application Number:	S/2006/0443		
Applicant/ Agent:	NIGEL LILLEY		
Location:	LAND ADJACENT TO INGLE NOOK WYLYE ROAD HANGING LANGFORD SALISBURY SP3 4NW		
Proposal:	NEW DWELLING AND ACCESS		
Parish/ Ward	STEEPLE LANGFORD		
Conservation Area:	LB Grade:		
Date Valid:	1 March 2006	Expiry Date	26 April 2006
Case Officer:	Miss L Flindell	Contact Number:	01722 434377

REASON FOR REPORT TO MEMBERS

Councillors West and Mills have requested that this item be determined by Committee due to: the local interest shown/support for the application, also requested a site visit.

SITE AND ITS SURROUNDINGS

The site is located within the Housing Policy Boundary, Conservation Area of Hanging Langford and Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The adjacent dwelling (Peartree Cottage) is Grade II listed. The site is currently overgrown.

THE PROPOSAL

This application is for the erection of a new-detached dwelling within land adjacent to Inglenook Cottage and Pear Tree Cottage, a Grade II listed building.

PLANNING HISTORY

S/2005/1638 New dwelling and construction of new access Withdrawn 11/10/2005

S/2005/2443 Erection of 1 residential dwelling Withdrawn 20/01/2006

CONSULTATIONS

WCC Highways - I can confirm that the details submitted for this application meet the requirements I had previously identified in my email of 12/1/06 regarding S/2005/2443. The parking area now provides space for two cars to enter and leave in a forward gear, the existing verge has been shown and the visibility splays are reasonably adequately shown.

I therefore recommend that no highway objection is raised subject to the following conditions;

Before the dwelling hereby approved is first occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed over the first 5 metres of the access, details of which shall have been submitted to and approved by the LPA.

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 LPA.

The development hereby permitted shall not be commenced until the visibility splays shown on the submitted drawing number Phl/pr/01 have been provided with no obstruction at or above a height of 1.0 metre above the nearside carriageway level. The visibility splays shall thereafter be maintained free from obstruction at all times.

Reasons: all in the interest of highway safety.

Housing & Health Officer - No observations

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 surface water to soakaway. It is advised that your council should be satisfied with any arrangement for the disposal of surface water from the proposal. According to our records there is a public water main and foul sewer near the site. Wessex Water normally requires a minimum 3 metre easement width on either side of its apparatus for the purpose of maintenance and repair. Diversion or protection works may need to be agreed. 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.

Environment Agency - No objection to the proposal subject to condition (finished floor level to be agreed) and informative/conditions re pollution prevention, sustainable construction and water efficiency.

SDC Conservation - refer to previous comments on this site:-

I feel that this plot isn't an appropriate space in which to site a dwelling. The cramped nature of the site between Inglenook and Peartree Cottages would lead to a significant change to the density of housing in this part of the conservation area, and have an adverse effect upon the listed Peartree Cottage by encroaching into its natural breathing space. Peartree Cottage is one of the highest status buildings in the Hanging Langford conservation area, believed to have originally been the principal farm house for the eastern side of the village; this therefore warrants the retention of the land surrounding it to maintain its sense of presence and importance. To surround it with new houses to the extent now proposed would devalue Peartree Cottage's significance and change the rural character of this eastern entrance to the Conservation Area. The proximity of the 2m close boarded fence between the proposal site and this cottage is unnecessarily suburban and will adversely affect the setting of the LB. The loss of the vegetation along the road front is unfortunate but presumably cannot be controlled. The introduction of kerbs and 1m fencing is of course out of place in this rural setting, but again is probably controlled beyond our control.

Additional previous comments to S/05/1638: The loss of this garden frontage to block paved driveway would also be an undesirable suburbanization in a truly rural village setting. The design of the proposed dwelling itself is also objected to being of a pastiche agricultural style with timber cladding (which is not seen elsewhere in this part of the village). The 'car port' is a particularly unattractive element and emphasizes the faux barn approach.

Additional previous comments to S/05/2443: Should the above not be sufficient to refuse this application, the road frontage is an improvement on the previous application. The design approach is more welcome than the previous scheme although I would be happier with some semblance of symmetry – the porch seems a rather ungainly appendage, and could hopefully be improved.

REPRESENTATIONS

Advertisement	Yes, expiry date 30/03/2006
Site Notice displayed	Yes, expiry date 30/03/2006
Departure	No
Neighbour notification	Yes, expiry date 23/03/2006
Third Party responses	No
Parish Council response	NONE RECEIVED

MAIN ISSUES

Principle of development
Impact on residential amenity/overdevelopment of the site/conservation area/listed building
Highway safety
Trees
Flooding and impact to AHEV/SSSI/SAC
Protected Species
R2

POLICY CONTEXT

Adopted SDLP G2 (General), D2 (Design), CN8 (Conservation areas), H16 (Housing policy boundary), C4 & C5 (AONB), R2 (Public open space), CN5 (Listed building), G4 (flooding), C11 (Areas of High Ecological Value), C12 (Protected Species)

PLANNING CONSIDERATIONS

Principle

The site is located within the Housing Policy Boundary, Conservation Area of Hanging Langford and Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and adjacent to a Grade II listed building. Policy H16 will apply, where the principle of new small-scale development and redevelopment is established as acceptable subject to the general, design, conservation and listed building policies of the local plan.

Impact on residential amenity/overdevelopment of the site/conservation area/listed building

Policy D2 states that proposals for street and infill development will be permitted where the proposals respect or enhance the character of appearance of an area. The site is also located within the Conservation Area where development should preserve or enhance the character of the area, where the form, scale and design of new development and the materials used, respect the character of the area, in accordance with policy CN8 of the local plan. The listed building policy CN5 requires that development within or outside of the curtilage of a listed building will only be permitted where it does not harm the character or setting of the building.

Whilst PPG 3 makes it clear that new development must make the best use of available land, PPG3 also states that the quality of the environment should not be compromised.

Policy G2 requires that development should avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings to the detriment of existing occupiers. Inglenook Cottage has windows on the side elevation at ground and first floor level currently overlooking the overgrown garden area. There is a side pedestrian access to the rear garden.

The 2005/2443 application proposed to site the dwelling in line with the side windows to Inglenook Cottage, and it was considered that the proximity of the proposed development to these windows would result in an adverse impact to residential amenity and loss of outlook from Inglenook Cottage changing from vegetation to solid wall within 1.5m (at its closest point, as scaled from the submitted drawings). It was considered that whilst the site is overgrown, in light of the proximity of the proposed dwelling and orientation to Inglenook Cottage, it was considered that the proposal would have a detrimental impact upon the outlook and residential amenity enjoyed by surrounding residents through an overshadowing and overbearing impact.

Bearing in mind the previous concerns over impact to Inglenook Cottage, this application has revised the floor area of the proposed dwelling from that proposed under S/2005/2443 to be less deep with front elevation sited further back into the site. Whilst this has reduced the impact to the outlook of Inglenook Cottage so that the development will be directly opposite the bathroom window (no longer obscuring the bedroom and stairwell window); the reduction in depth has increased the height of the building with eaves height at 4.8m high only 2.4m from the side wall of Inglenook Cottage (as scaled from the submitted plans). It is considered that the height and close proximity of the solid side wall of the proposed building will have an overbearing impact to the rear of Inglenook Cottage.

The surrounding development is mixed in scale and character. The surrounding dwellings are of different designs and scales (modern dwellings, two storey detached houses and terraces and traditional cottages and stone 2 storey dwellings including Pear Tree Cottage). The design of the proposed dwelling in this resubmission application has been altered from a pastiche agricultural style with timber cladding and integral carport (proposed under S/2005/1638) to a more traditionally designed stone dwelling without garage/carport. It is considered that the revised design is more appropriate to the surrounding character and appearance of development and the rural locality.

Pear Tree Cottage is Grade II listed and one of the highest status buildings in the Hanging Langford conservation area, believed to have originally been the principal farmhouse for the eastern side of the village; which the Conservation Officer considers to warrant the retention of the land surrounding it to maintain its sense of presence and importance. The Conservation Officer considers that the plot is an inappropriate space in which to site a dwelling and will have an adverse impact upon Pear Tree Cottage by encroaching into its natural breathing space, which would devalue Pear Tree Cottage's significance and change the rural character of this eastern entrance to the Conservation Area. He also considers that the proximity of the 2m close boarded fence between the proposal site and neighbouring dwellings will adversely affect the setting of the listed building.

It is considered that the proposal will result in a cramped form of development out of character with the density of the housing of this part of the village and resultant adverse impact to the conservation area, setting of Pear Tree Cottage and residential amenity.

Highway safety

It is proposed to create a parking/turning area within the front garden of the site. The application has revised the access arrangements to meet the requirements of Wiltshire County Council's Highways Department, and as such it is considered that a satisfactory means of access could be achieved at the site subject to the recommended conditions.

Trees

The site is overgrown, but there are mature beech trees to the rear of the site proposed to be retained. The Arboricultural Officer has raised no objection to the proposed removal of the trees to the front and side/rear of the site in the previous applications.

The Conservation Officer has commented that the loss of the vegetation along the site frontage is unfortunate and that the introduction of 1m fencing is out of place within the rural setting, but acknowledges that this could be completed under permitted development rights (removal of vegetation and addition of fencing below 1m high adjacent to the highway).

Flooding and ecological impact to AHEV/SSSI/SAC

The site lies partly within the 1 in 100 year indicative floodplain of the Wylve a main river under the control of the EA, but the siting of the proposed dwelling is outside this area classed as Flood Zone 1 on the Environment Agency's Flood Zone Matrix. The Environment Agency has recommended no objections subject to condition that the finished floor levels of the dwelling be approved and informatives regarding pollution prevention (see below), sustainable construction and water efficiency.

The open countryside to the north of the development site is designated as An Area of High Ecological Value and forms part of the River Avon System SSSI/SAC. English Nature's previous comments were that the development need not cause significant damage to the nature conservation interests of the SSSI/cSAC provided that the applicant can demonstrate that appropriate measures will be taken to ensure that the river system is protection from any pollution, and recommended 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

English Nature has previously advised that protected species are a material consideration when determining a planning application. Certain species are protected under Part 1 of the Wildlife and Countryside Act 1981 and others are protected under the Habitats Regulations. Some are protected under their own legislation for example the Protection of Badgers Act 1992. The protected species legislation applies independently of planning permission, so where planning permission is given, the wildlife legislation applies and the developer still has legal obligations towards any protected species that may be present.

Wiltshire and Swindon Biological Records Centre have not raised any records of protected species in the area, and as the application does involve any demolition works, it is not considered that a protected species is not necessary. A condition and informative could be added to any approval stating that if protected species are found during development works, that work must stop and English Nature contacted for advice.

R2

The scheme relates to the creation of new residential development and in order to comply with the requirements of policy R2 of the local plan, applicants are required to enter into a unilateral undertaking and provide a commuted financial payment. Applicants are now required to sign agreements during the course of the application. The applicant has signed and returned the agreement. However, payment is only requested if the council is minded to approve the scheme. It will be necessary to include a reason for refusal relating to policy R2 in the event of an appeal against a decision to refuse the scheme.

CONCLUSION

The site is located within the HPB where the principle of residential development is accepted subject to being considered against other relevant policies within the local plan.

However, this is small development site, and it is considered that a dwelling on this site would result in a cramped and congested development which would have an adverse affect upon the amenities and living

environment enjoyed by residents and adverse impact to the open character of the conservation area and setting of the listed building.

REASONS FOR REFUSAL

(1) The proposal will represent a cramped form of overdevelopment of the site, with subsequent adverse impact upon the loose knit rural character of the conservation area and setting of the Grade II Listed Peartree Cottage, and due to the close proximity to adjacent residential dwellings, would result in the development overshadowing, being over-dominant, overbearing and adversely affecting their amenities contrary to policies G2, C4, C5, CN5, CN8, D2 and H16 of the Adopted Salisbury District Local Plan (June 2003).

(2) The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the adopted Salisbury District Local Plan (June 2003) because appropriate provision towards public recreational open space has not been made.

INFORMATIVE:- R2 FOR REFUSAL

It should be noted that the reason given above relating to Policy R2 of the adopted Local Plan could be overcome if all the relevant parties can agree with a Section 106 Agreement, or, if appropriate by a condition, in accordance with the standard requirement of public recreational open space.

Application Number:	S/2006/0742		
Applicant/ Agent:	ELLIS FINNISS CONSULTANTS		
Location:	MANOR COTTAGE CHOLDERTON SALISBURY SP4 0DN		
Proposal:	BRIDGE TO PROVIDE VEHICULAR ACCESS TO EXISTING COTTAGE		
Parish/ Ward	CHOLDERTON		
Conservation Area:	CHOLDERTON	LB Grade:	
Date Valid:	3 April 2006	Expiry Date	29 May 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 site is located within a Housing Restraint Area, a Conservation Area, a Special Landscape Area and water source catchment area. The site is also adjacent to the River Bourne, which feeds into the River Avon System Site of Special Scientific Interest and Special Area of Conservation.

THE PROPOSAL

To construct a bridge over the River Bourne to provide a vehicular access to Manor Cottage.

PLANNING HISTORY

402 Alterations and additions to 2 cottages Approved 09.01.1952

483 Erection of agricultural house at Cholderton Approved 17.09.1952

TP960 Outline application for demolition of existing pair of cottages and erection of one cottage AC 26.06.1963

CONSULTATIONS

WCC Highways - No highway objection is raised subject to the following:-

The proposed vehicular bridge will require an abutment constructed in the existing highway (verge of the A338 – west bank of the River Bourne). Although details and calculations for the bridge deck will not be required (the design loading will be determined by the developer) drawings, specifications, calculations and check certificates must be provided for the abutment to ensure it is robust enough to support imposed highway loading. The calculations must be carried out in accordance with current codes and highway design standards. Details and method statements will also be required showing how the disturbance to the carriageway and verge will be made good.

The east bank of the Bourne supports Footpath 5 Cholderton, it is possible that this footpath will need to be temporarily closed to enable the east abutment to be constructed. The applicant is advised to contact Tony Higgins the area New Roads and Street Works Co-ordinator to discuss this aspect of the work. Tony can be reached on 01722 744 440.

The work will require Land Drainage Consent from the Environment Agency and the applicant is also advised to contact their Development Control section at Blandford Forum on 01258 456 080.

There is an existing concrete post and rail steel fence running parallel to the A338 which will be interrupted by the proposed bridge. Any planning permission should require the submission and approval in writing of details of the connection to the proposed bridge railing.

English Nature -English Nature cannot make any comments due to insufficient ecological information. Any development may affect species protected under the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, & c) Regulations 1994 and the Protection of Badgers Act 1992. The ODPM/Defra Circular relating to Planning Policy Statement 9, paragraph 98 states that the presence of a protected species is a material planning consideration when a local planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Particular weight should be attached where a European protected species, such as any species of bats is concerned. Under the Habitats Regulations 1994, Regulation 3 (4), the local planning authority is the competent authority having regard to the requirements of the Habitats Directive in the exercise of its functions.

In order to avoid risking an offence under the above legislation, it is strongly recommended that the applicant provides information on whether protected species are present. A survey should be undertaken by a suitably qualified licensed ecologist. If a protected species is likely to be present, then the following information should normally be requested from the applicant before the application is determined:

what is the species concerned?

What is the population level at the site, or affected by the proposal?

What impact is the proposal likely to have upon the species present?

Is the impact necessary or acceptable?

What can be done to mitigate against this impact?

Is a licence required?

Once you have sufficient ecological information regarding the presence of protected species you will be able to make a decision with regards to granting planning permission. English Nature can be contacted for further advice on mitigation and if a licence is required.

Environmental Health – the area is prone to severe flooding and the river at this point is a statutory main river under the control of the Environment Agency.

Environment Agency - We object to the proposed application on the grounds that it is not accompanied by a Flood Risk Assessment (FRA) as required by Planning Policy Guidance 25.

Flood Risk

This site is located in Flood Zone 3, which is the high risk zone and is defined for mapping purposes by the Agency's Flood Zones.

Flood Zone 3 refers to land where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year).

The proposed development would reduce the flood flow conveyance of the River Bourne, the cumulative effect of which increases the risk of flooding elsewhere.

The applicant must submit a detailed FRA which fully addresses the risk of flooding to the site and elsewhere, from fluvial sources.

Guidance on FRA requirements for general development in Flood Zones 3 can be found in Appendix F of PPG25 and also in our FRA note 4 (sent to the applicant's agent).

The applicant is strongly advised to contact us prior to carrying out the FRA.

It should not be assumed that the production of a FRA will in itself make a proposed development acceptable in flood risk terms. The FRA submitted must demonstrate to our satisfaction that the development can proceed without creating an unacceptable flood risk elsewhere. If it cannot do this then we will maintain objection. Where the FRA is acceptable we will advise on flood risk conditions or make recommendations as appropriate.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the river Bourne, designated a 'main river'. This consent is unlikely to be granted for the structure detailed on the application drawings.

If you intend to approve the application contrary to our objection, paragraph 65 of PPG25 advises that you should re-consult us in order to explain why and to give us the opportunity to make further representations. If you refuse the planning application and the applicant lodges an appeal, we would be prepared to support you and provide evidence at any public inquiry or informal hearing.

REPRESENTATIONS

Advertisement Yes, expiry date 11th May 2006

Site Notice displayed Yes, expiry date 12th May 2006

Departure No

Neighbour notification Yes, expiry date 1st May 2006

Third Party responses Yes, three letters of objection summarised as follows:

Flooding - The River Bourne flooded in 2000 and 2002 – deep and fast flowing making existing bridges impassable.

Manor House Lodge and village hall were flooded to depth of approx 50cm. Manor Cottage land also flooded from springs/river

Bridge will block flow of water – should let water pass through

Highway safety hazard - slow moving vehicles would be leaving and joining the A338 too close to crown pub bridge/bend/roundabout, road is busy with lorries/tanks/trucks

Footbridge to Manor Cottage could be demolished and vehicular access could be at this point

Car headlights will shine into Manor House Lodge

Future development of site - New owner intends to build 4 houses/shop on land, so bridge may not just be for the existing cottage – problems with flooding/sewerage

Parish Council response The Parish Meeting discussed this application on the 27th April and voted to accept the proposal for a bridge to provide vehicle access to the site but with the following recommendations: That the Highways Agency be consulted as to safety with this additional bridge to the A338 close to the roundabout.

That the Environment Agency be consulted as to the design because of the risk of flood. This stretch of road has been flooded to 2ft twice since 2000. We recommend that the bridge should be high enough and that there be no abutments to restrict the river flow.

That the bridge be designed to compliment the other Cholderton bridges in this Conservation Area.

The applicant, Mrs Walters has told me that she will apply for permission to build a house, to incorporate a shop on this site. We shall cross that bridge when the application is made.

MAIN ISSUES

Highway safety

Impact to Conservation Area

Protected Species, impact to SSSI/SAC and nature conservation interests

Flooding

POLICY CONTEXT

Adopted Salisbury District Local Plan policies G2 (General), CN8 (development within Conservation Areas), G4 (flooding), C10 (development affecting SSSI/SAC), C12 (Development affecting protected species), C6 (Special Landscape Area)

PPS9 Biodiversity and Geological Conservation

Circular 06/2005 Biodiversity and Geological Conservation

PPG 25 Development and Flood Risk

PLANNING CONSIDERATIONS

Highway safety

Objections/concerns have been received from local residents on the grounds that the proposed access will be at a busy point on the A338 with fast moving traffic, close to a roundabout and the access bridge to the pub. However, WCC Highways department have raised no objections to the proposal subject to further information being provided, including details of the abutment to be constructed in the existing highway (verge of the A338), how the disturbance to the carriageway and verge will be made good and details of the connection of the existing steel fence to the proposed bridge railing. These could be added as conditions to any consent.

Impact to Conservation Area

Development in conservation areas should preserve or enhance the character where the form, scale and design of new development and the materials used respect the character of the area in accordance with policy CN8 of the Adopted Local Plan.

Bridges over the river are a feature of the Cholderton Conservation Area and there is a mixture of different styles. The Conservation Officer has no objections to the post and rail type of bridge proposed, considering that it will be visually 'light' enough that it will not make a big statement which should be avoided.

Protected Species, impact to SSSI/SAC and nature conservation interests

English Nature 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.

Policy C12 of the local plan requires 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.

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. English Nature's 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, and a survey should therefore be undertaken.

The River Bourne 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 applicant will need to demonstrate that appropriate measures will be taken to ensure that the river system is protected from any pollution or other disturbance. This is normally done via a method statement detailing the potential risks and how these will be addressed.

In the absence of a protected species survey and method statement, it is considered that insufficient information has been supplied to demonstrate that the proposal will not harm protected species or nature conservation interests of the River Bourne.

Flooding

The site is located within Flood Zone 3, which is a high-risk zone where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year). Local residents and the Parish Council have confirmed that the river has flooded twice since 2000.

The Government's policy as stated in paragraph 2 of PPG25 (Development and Flood Risk) 'is to reduce the risks to people and the developed and natural environment from flooding. It therefore looks to local planning authorities to ensure that flood risk is properly taken into account in the planning of developments to reduce the risk of flooding and the damage which floods cause'.

The Environment Agency have objected to the application on the grounds that the proposed development would reduce the flood flow conveyance of the River Bourne, the cumulative effect of which increases the risk of flooding elsewhere and a Flood Risk Assessment will need to be provided which fully addresses the risk of flooding to the site and elsewhere, from fluvial sources.

The Environment Agency has also advised that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the river Bourne, designated a 'main river'. They have advised that this consent is unlikely to be granted for the structure detailed on the application drawings.

Additional issues raised

Concern/objections have been expressed to the possible future redevelopment of the site with houses/shops. Such an application would be judged on its merits at that stage and is not material to the consideration of this application.

CONCLUSION

Whilst the principle of a vehicular access bridge is considered appropriate to the overall appearance of the Conservation Area, and no objections have been raised from Wiltshire County Council's Highways Department; it is considered that insufficient information has been supplied to demonstrate that the proposal will not harm protected species or nature conservation interests of the SSSI/SAC, or that the development will not increase the risk of flooding.

Refusal is recommended.

REASONS FOR REFUSAL

(1) Insufficient information has been supplied to demonstrate that the proposal will not harm protected species or the nature conservation interests of the adjacent River Avon System Site of Special Scientific Interest and

Special Area of Conservation, contrary to policies C10 and C12 of the Adopted Salisbury District Local Plan, and advice contained within PPS 9 (Biodiversity and Geological Conservation) and Circular 06/2005 (Biodiversity and Geological Conservation).

(2) The proposed development would reduce the flood flow conveyance of the River Bourne, the cumulative effect of which increases the risk of flooding elsewhere. Insufficient information in the form of a Flood Risk Assessment has been supplied to fully address the risk of flooding to the site and elsewhere, from fluvial sources, contrary to policy G4 of the Adopted Salisbury District Local Plan and advice contained within PPG25 (Development and Flood Risk)

INFORMATIVE – Environment Agency

With respect to reason 2 above, it should not be assumed that the production of a FRA will in itself make a proposed development acceptable in flood risk terms. The FRA submitted must demonstrate to the Environment Agency's satisfaction that the development can proceed without creating an unacceptable flood risk elsewhere. If it cannot do this then the Environment Agency will maintain its objection. Where the FRA is acceptable the Environment Agency will advise on flood risk conditions or make recommendations as appropriate.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the river Bourne, designated a 'main river'. This consent is unlikely to be granted for the structure detailed on the application drawings.

Part 2

Applications recommended for Approval

3

Application Number:	S/2005/1893		
Applicant/ Agent:	PEGASUS PLANNING GROUP		
Location:	CHURCH FARM GREAT DURNFORD SALISBURY SP4 6AZ		
Proposal:	PROPOSED ERECTION OF 5 DWELLINGS, DEMOLITION OF 2 DWELLINGS AND FARM BUILDINGS PLUS ASSOCIATED WORKS INCLUDING ON SITE DRAINAGE, OPEN SPACE, REMOVAL OF HARDSTANDING.		
Parish/ Ward	DURNFORD		
Conservation Area:	GREAT DURNFORD	LB Grade:	II
Date Valid:	15 September 2005	Expiry Date	10 November 2005
Case Officer:	Mr S Llewelyn	Contact Number:	01722 434659

REASON FOR REPORT TO MEMBERS

Councillor Brady has requested that this item be determined by Committee due to the interest shown in the application

SITE AND ITS SURROUNDINGS

The site extends to an area of 0.49 hectares and is located towards the centre of the village settlement of Great Durnford within the Housing Restraint Area. It also lies within the Great Durnford Conservation Area and is located adjacent to Grade II listed buildings to either side. Furthermore, the site lies partly within the 1 in 100 year indicative flood plain of the River Avon as well as an Area of High Ecological Value.

The site comprises a former farmyard and contains a range of now redundant agricultural buildings that are generally turned at 90 degrees to the site frontage creating a linear form of development that affords views into and through the site. On the south western half of the site, the existing buildings consist of a two-storey red brick and timber clad barn building that has a half-hipped slate roof and is located towards the front of the site, immediately behind and attached to which is a range of block built single storey agricultural buildings that are partially flat roofed and partially pitched roofed. To the south western side of these buildings is an extensive area of hardstand that also extends across the front of the former of these buildings. Immediately adjacent to the north eastern side of the two-storey brick and timber barn is a single storey, steel framed and metal/asbestos clad agricultural building with a mono-pitched roof, while further into the site is a single storey red brick building.

The remainder of the site up to its north eastern boundary is entirely open and mainly laid to grass that allows views into the site towards a fairly modest pair of semi-detached dwellings dating from the late 1950's, known as the 'Coralie Lloyd Cottages', that occupy the rear section of the application site, the curtilages of which extend to the River Avon that adjoins the north western boundary of the site. These properties are brick built with a pitched, concrete tiled roof that are of no particular vernacular and are of little architectural merit. There are two existing vehicular accesses to the site from the main road through the village that are located at the extremities of its frontage. From the access at the north eastern end of the site frontage a worn track leads to the existing dwellings at the rear of the site.

To the south west of the application site is St Andrews House (formerly known as Church Farm), which is a Grade II listed building. This property is two-storeys in height with a pitched roof form and has been substantially enlarged with later extensions. In addition, to the front of St Andrews House and immediately adjacent to the boundary of the application is an unattractive steel framed, metal clad barn building. Beyond St Andrews House to the south west is an agricultural field. To the opposite side (north east) of the application site is Church Farm House, which is also a Grade II listed building and dates from the late 18th century. This is a substantial sized property that is three storeys in height to the front and rear elevations but only two storeys to the side elevations, with several outbuildings extending into the site at the rear of the

property. On the opposite side of the road to the application site there is the village cricket pitch, beyond which are agricultural fields, that provide a significant open space within the village.

The boundary of the site to St Andrews House is demarcated by a post and rail fence along the length of the adjacent barn building, beyond which it changes to a close boarded fence of approximately 2 metres in height. To the rear of St Andrews House is an agricultural field that adjoins the south western boundary of the rear gardens of the Coralie Lloyd Cottages on the rear portion of the site and a stone wall forms this boundary. The boundary of the application site to Church Farm House is demarcated by a timber fence of approximately 2 metres in height, although there is also tree and shrub planting to either side of this boundary towards the front of the site. The front boundary of the site is set back from the immediate road edge by a grassed verge that is about 3 metres wide and is demarcated by a brick and flint wall to the front of the existing two-storey brick and timber clad barn building, while a timber post and rail fence forms the boundary treatment across the remainder of the site frontage.

PLANNING HISTORY

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| 165/57 | Planning permission was approved for the erection of a pair of semi-detached cottages in January 1958. These are the dwellings that are to be demolished as part of this current application. |
| S/2005/0523 | An earlier planning application to demolish two existing dwellings and farm buildings and to erect 8 dwellings together with associated works including drainage, open space and the removal of hard standing was withdrawn in March 2005. |
| S/2005/0524 | An earlier application seeking conservation area consent for the demolition of two existing dwellings and farm buildings was also withdrawn in March 2005. |
| S/2005/0721 | This application seeks planning permission to demolish two existing dwellings and farm buildings and to erect 8 dwellings together with associated works including drainage, open space and the removal of hard standing. This is a resubmission of that application withdrawn under S/2005/0523 and is currently undetermined. |
| S/2005/0720 | This application seeks conservation area consent for the demolition of two existing dwellings and farm buildings. This is a resubmission of that application withdrawn under S/2005/0524 and is currently undetermined. |
| S/2005/1894 | In addition to this current planning application there is also an accompanying application that seeks conservation area consent to demolish the existing pair of semi-detached dwellings and redundant agricultural buildings. |

THE PROPOSAL

This current application is a revised scheme to that submitted under S/2005/0721 that is seeking permission for the erection of 8 dwellings and that currently remains undetermined.

This revised scheme seeks planning permission for the demolition of a pair of semi-detached dwellings and a range of agricultural buildings and the erection of 5 dwellings on a reduced site area. The buildings to be demolished consist of a pair of semi-detached dwellings that are located towards the rear of the site, a range of block built single storey agricultural/stable buildings and a steel framed and asbestos clad single storey building. The proposed development, however, comprises the erection of a large detached dwelling, a terrace of three dwellings and a further single detached dwelling consisting of the conversion and extension of an existing two storey brick and timber barn building. The proposal also includes the alteration and conversion of an existing single storey building to provide garaging, together with further parking and garaging provision. The existing vehicular access will be utilised to serve the proposed development.

CONSULTATIONS

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| WCC Highways: | No objection subject to the imposition of conditions. |
| Wessex Water: | The site is not located within a Wessex Water sewered area. The developer has indicated that the disposal of foul drainage will be to a package treatment plant and surface water disposal to soakaways. It is advised that the Council is satisfied with any arrangements for the disposal of foul and surface water flows generated by the development. |

Wessex Water has also advised that there is a public water main near the site and a minimum 3.0metre easement width on either side of its apparatus is normally required for the purpose of maintenance and repair and to protect the integrity of Wessex systems. Diversion or protection works may need to be agreed.

A point of connection onto the water supply system should be agreed.

Environment Agency: No objection subject to the imposition of conditions relating to flood risk and water efficiency.

English Heritage: No observations to make. It is recommended that this application should be determined in accordance with government guidance, development plan policies and with the benefit of conservation advice locally.

Salisbury Civic Society: While most of the proposal seems very reasonable, the appropriateness of the inclusion of a large new house is queried. With a farmhouse already in existence, this seems contrary to the notion of retaining something of the character of a traditional farm setting.

WCC Archaeology: No objection. An archaeological evaluation took place at the above site in May 2005. This comprised the machine excavation of six trenches at various different locations on the site. Two of the trenches identified features that were both interpreted as being modern in date. On this basis it seems likely that the development will not have an impact on any significant archaeological remains and therefore there are no comments to make on the application.

English Nature: No objection, subject to further surveys for the presence of bats and wild birds prior to the commencement of development.

Wiltshire and Swindon Biological Records Centre: It appears that the site may be located within the flood plain of the River Avon. This is a candidate Special Area of Conservation (cSAC) and a Site of Special Scientific Interest (SSSI). It is therefore recommended that English Nature be consulted on the application.

REPRESENTATIONS

Advertisement:	Yes - expired 20/10/05
Site Notice displayed:	Yes - expired 20/10/05
Departure:	No
Neighbour notification:	Yes - expired 11/10/05
Neighbour response:	Yes

Nine letters of representation have been received in response to the proposed development as it was originally submitted. These letters have raised the following comments/objections:

- The proposed development represents an over development of the site that will alter the character and appearance of the immediate area. A smaller development of a lesser number of dwellings (perhaps 3-4 dwellings) would be more acceptable;
- The intensity of development pays no respect to the appearance of the area along the main street of the village and will adversely affect its overall character. The development is at odds with the existing pattern of development and harmful to its rural setting;
- The proposed dwellings are too large and out of keeping with the character of the area, particularly the dwelling towards the rear of the site (Avon House) that will be over-dominant and affect views;
- The palladian style of the large dwelling at the rear of the site (Avon House) will be out of keeping with the style of this village and the inclusion of accommodation in the roof space is not in keeping;
- The proposed dwelling towards the rear of the site will adversely affect the views and setting of St Andrews Church;
- The proposed development does not relate to the established character of the neighbouring listed properties that stand alone in substantial gardens;
- The proposed terraced dwellings are out of keeping with the surrounding area and the development would be more appropriate if the terrace of three dwellings were replaced with two single storey dwellings

with adequate parking and garaging. It is also suggested that the terrace should be single storey and possibly used for commercial purposes;

- The provision for parking is inadequate;
- The proposed development will result in a significant increase in the population and associated traffic movements, parking of vehicles and noise to the detriment of highway safety and the character of the village;
- The proposed development will result in overlooking of the neighbouring properties with the tree planting indicated on the submitted plans taking many years to grow and to have any effect;
- The foundations of the dwellings would be raised significantly above the existing ground levels to overcome the issue of the development being located within the flood plain. This will, in turn, increase the dominance of the proposed dwellings;
- The drainage from the proposed dwellings will be a problem due to the location of the site within the flood plain and the proximity to the River Avon SSSI;
- The surface water on the highway runs along the road and straight into the site;
- Consideration should be given to the maintenance of the communal land and lighting of the site; and
- The future of the metal clad barn that formed part of the application site of the previous application but is excluded from the current proposal should be resolved prior to the development of this site. The current application should not be considered in isolation from that building.

Following the submission of amended plans relating to the design of the proposed dwellings on Plots 1 and 5, a further period of notification was undertaken. This has generated a further 4 letters of representation that state that the amendments do not address the previous objections to the proposed development. One of these letters also states that the amendments to the dwelling on Plot 1 have made the impact of the proposed development materially worse as the ridge height of this dwelling is now higher and unlike the mansard roof form of the original submission it has no character, while the relocation of the garage to this dwelling will adversely affect the setting of St Andrews Church.

Parish Council: Support the principle of the development of the site but feel that taking into consideration the types of property already in that part of Great Durnford great care must be taken to ensure that any new development fits in and the following comments are raised:

- The design of the house at the front nearest the road is wholly unacceptable. The incorporation of the existing barn is producing a monstrosity both externally and internally. The question of incorporating the existing "building" at all should be reconsidered.
- The three terrace houses do not happily fit in with the other houses in Great Durnford and particularly with those proposed to be built on the site. Detached houses are the norm in that part of the village. The Council is concerned generally about parking facilities for five households on that relatively small site. It would prefer to see a single detached house instead of the terrace of three.
- The plans do not mention that a new sewage system is to be installed but as the houses are technically to be built on the flood plain the Parish Council would like to be assured that this be adequate for the proposed development.

Following the submission of amended plans the Parish Council have confirmed that their comments remain the same as previously stated.

Further amended plans have been received that further amend the design of the dwelling on Plot 1 in an effort to reduce the grandeur of the design and appearance of this dwelling, while all of the proposed dwellings have been amended to take account of the required finished floor levels as mitigation against flood risk. A further period of notification is being undertaken in response to these amended plans but has not yet expired.

POLICY CONTEXT

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

G1, G2, G4, G5, D1, D2, H19, CN3, CN5, CN8, CN9, CN10, CN11, CN21, C6, C10, C11, C12, TR11 and R2.

MAIN ISSUES

1. Principle of Development
2. Impact on Housing Restraint Area, Conservation Area and Listed Buildings
3. Residential Amenity
4. Highway Issues
5. Impact on Trees/Landscaping
6. Flood Risk
7. Drainage
8. Impact on Protected Species
9. Nature Conservation
10. Archaeological Issues
11. Provision of Recreation Facilities

PLANNING CONSIDERATIONS

1. Principle of Development

The application site is located within the Housing Restraint Area in Great Durnford and as such the proposed development must be assessed against Policy H19 of the Adopted Salisbury District Local Plan (June 2003). This policy allows for the extension of existing dwellings, the conversion of existing into two or more units or the erection of a new dwelling subject to various criteria. The underpinning principle of the Housing Restraint Area is to ensure that development will not have an adverse impact on the character of a settlement, for example through the loss of an important open space which contributes to the special character of the settlement, the loss of features which contribute to the character of the area and the character of the proposed development in terms of plot size and design.

This current proposal seeks planning permission for the erection of a total of 5 dwellings and although this would actually represent a net gain of only 3 dwellings given that the proposal includes the demolition of an existing pair of semi-detached dwellings on the site, it is therefore strictly at odds with the letter of the policy. However, reference to the supporting text to this policy identifies that although in the main development is likely to be limited to a single dwelling there may be occasions where more than one dwelling will be acceptable dependent on the size of the plot. The key question in relation to this policy, therefore, is whether the proposal represents a sensitive form and scale of development that respects the character of the settlement.

The application site is also located within the Conservation Area of Great Durnford and as such the proposal falls to be considered against the conservation area policies (Policies CN8-CN11) of the Adopted Salisbury District Local Plan. These policies seek to ensure that development proposals preserve or enhance the character and appearance of the area; that demolition of buildings/structures will only be permitted where they are beyond repair, make no positive contribution to the conservation area and/or a suitable replacement development has been approved; that development will not result in the loss of open spaces and gaps between buildings that contribute to the character of the area; and that views from and into the Conservation Areas are safeguarded. In addition to the above, the properties to either side of the application site are listed buildings and therefore Policies CN3 and CN5 that seek to ensure that developments do not in any way adversely affect the character or setting of a listed building also apply.

2. Impact on Housing Restraint Area, Conservation Area and Listed Buildings

As mentioned above, the site is located within the Housing Restraint Area and the Great Durnford Conservation Area as well as being located adjacent to Grade II listed buildings to either side. The key issues, therefore, are whether the scale and nature of the development that is proposed respect the character of these designated areas within the settlement as well as the setting of the adjacent listed buildings. This requires an assessment of the existing appearance of the site and the contribution that it makes towards the character and appearance of the area, as well as a judgement regarding the impact of the development.

The settlement of Great Durnford is largely characterised by three distinctive character areas, these being the area of modern residential development that is concentrated along Jubilee Hill where the development is fairly tight knit and dense and which is designated as a Housing Policy Boundary; the area of largely frontage and low density development that is located on the south western side of the village; and thirdly, the area of development around St Andrews Church on the north eastern side of the village that includes the application site. This latter area is largely characterised by a loose knit and irregular pattern of development of a low density with properties located both along the main road through the village but also set back from it within relatively large plots thereby creating a spacious and rural character that is also derived from the trees and

landscaping within the surrounding area. This section of the Housing Restraint Area and Great Durnford Conservation Area is also characterised by a mix of properties of varying sizes, styles and ages that exhibit a mixed pallet of materials including stone and flint, stone and brick, brick, render and tile hanging with thatched and tiled roof forms.

The application site itself is somewhat unique within the village, being a former farmyard and currently occupied by a range of redundant agricultural buildings, as well as a pair of modest semi-detached cottages to the rear of the site. With the exception of the residential dwellings, the buildings within the site are located on a north west to south east axis at 90 degrees to the site frontage that provides a strong linear form of development within the site and creates spaces between the built form within the site and the adjacent properties to either side. This, together with the relatively modest scale of the existing buildings that are of single and two-storey height, provides an open character that allows views into and through the site. At present, the site unquestionably has an inherently open and rural character and although it is not the most important area of open space within the settlement given the presence of an agricultural field to the south west of St Andrews House and the cricket ground directly opposite to the south east that are both much larger and more important areas of open space to the character of the area it does contribute to the generally open and spacious feel to this section of the village.

While there is no objection to the principle of the redevelopment of this site for residential use given its location within the Housing Restraint Area, it is considered that any such proposal will inevitably alter the existing agricultural character of the site. Nevertheless, with the adoption of a sympathetic design approach with regards to the design and layout of the proposed buildings it is considered that it is possible to achieve a development on this site that would respect and equally contribute to the character and appearance of the surrounding area. In this respect, the key aim must be to achieve a development of a low density that reflects the rural character of the site and surrounding area and that provides a sense of spaciousness through the retention of gaps within the development that allow views into the site and that contribute to the character and appearance of the Housing Restraint Area and the Conservation Area.

This current application has evolved following lengthy discussions with the applicant over a 3-year period and also seeks to address the concerns identified in respect of the previous application for the erection of 8 dwellings relating to both the physical size and number of dwellings, albeit that this remains undetermined. The design concept adopted by the proposed development seeks to take its design cues from the existing agricultural character and appearance of the site as a former farmyard to create a group of farm buildings with a hierarchy of built form that reflects the former function of the site. In this respect, the development includes the retention of the existing two-storey brick and timber barn building towards the front of the site as a conversion (Plot 5) that provides evidence of the site's provenance, the erection of a terrace of three dwellings (Plots 2-4) that is to be finished in timber cladding with a low brick plinth and has been designed to reflect a gable ended long barn that has been converted, with a single detached dwelling towards the rear of the site of a more formal "farmhouse" design (Plot 1) to form a focal point building within the site. It is therefore intended that the design of the development would read as a converted group of buildings that reflect the character of a traditional farm setting rather than a new housing development.

In response to the proposed development, the Council's Conservation Officer has questioned the appropriateness of the concept of creating a large new dwelling as a "farmhouse" and focal building within the development both in terms of how this building will integrate into the hierarchy of the surrounding buildings, but also in relation to its impact on the setting of the adjacent listed buildings and the character and appearance of the Conservation Area. In this respect, the Conservation Officer is of the opinion that the proposed dwelling will have a greater visual impact than the existing semi-detached dwellings that are insignificant in the setting of the adjacent listed buildings and the Conservation Area.

While it is acknowledged that this 'farmhouse' dwelling will undoubtedly be of a substantial size and will inevitably impact upon the setting of the adjacent listed buildings of St Andrews House and Church Farm House it is not considered, however, that this will be in a detrimental manner. Although the existing buildings within the application site obviously form part of the setting of these listed buildings, these adjacent properties are both set in substantial plots that effectively create their own individual settings to these properties, while it is also considered that the existing buildings, boundary treatments and landscaping of the site act to screen these adjacent dwellings when viewed from the road frontage so that visually the site can be seen as a separate entity. Furthermore, it is also considered that the proposed layout of the development would serve to reinforce this visual separation by virtue of the position of the 'farmhouse' dwelling that would be situated significantly further back into the site than the adjacent properties thereby creating substantial distances between them. The terraced dwellings on Plots 2-4 would also be sited between St Andrews House and the new 'farmhouse' dwelling to provide a physical separation between these two dwellings while not impinging upon this listed building itself given its single storey height and distance from the boundary. As such, it is considered that visually the proposed 'farmhouse' dwelling and the adjacent listed buildings would not be read in conjunction with each other, but instead the proposed dwelling will be viewed in the context of its own

setting of the application site as the principal building within a group of agricultural/farm buildings and without competing with the adjacent listed buildings. In addition, the layout of the proposed development has also been designed in such a manner that the existing substantial spaces within the site will be preserved to the front of the proposed 'farmhouse' and to the rear of the terraced dwellings on Plots 2-4. As such, the scheme retains the openness within the site and across its frontage that maintains the views of Church Farm House and that contributes to the setting of the adjacent listed buildings.

In terms of design, concern has been raised regarding the scale and grandeur of the design of the proposed large dwelling on Plot 1 at the rear of the site given its location between two listed buildings. With regards to the earlier submitted plans that indicated a dwelling of a Georgian design that had the appearance of a 'manor house' type dwelling on this plot, it is considered that these concerns were reasonably founded. In this respect, it is considered that a dwelling of such a design would have the appearance of being the more important dwelling in the hierarchy in comparison to the adjacent listed buildings and as such would compete with these dwellings. In response to these concerns, while the scale of this dwelling remains unaltered, the elevational treatment has been amended that includes alterations to the fenestration and dormer window arrangements, the deletion of a portico to the principal entrance door and replacement with a simple porch canopy and alteration to the stepped entrance, all of which combine to provide a much simpler appearance to this dwelling. As a result, it is considered that the proposed dwelling is now of a more 'farmhouse' style that will integrate much more comfortably with the adjacent listed buildings and within the wider surrounding area.

With regards to the other dwellings within the proposed development concerns have also been raised to their design. However, while it is acknowledged that the addition of a new build element to the existing barn building on Plot 5 is an unusual way of handling a barn conversion it is considered that this dwelling whilst retaining an element of the existing built form will also reflect the former agricultural function of the building and site. Similarly, it is also considered that the terraced dwellings on Plots 2-4 that have been designed to reflect a converted long barn are of an appropriate scale and design for the site. With regards to the materials it is proposed that the development will utilise a mix of brick, timber cladding and brick under either plain clay tiles or natural slate roofing and as such will respect the local character of the surrounding area and enable the proposed development to blend harmoniously into the site and with the surrounding landscape. However, it is considered that for the eventual development to successfully reflect the high quality of development that is envisaged it is considered that large scale drawings of window sections and surrounds, roof lights, dormers, chimney stacks, eaves, gables, doors, porch canopies and railings will be required to be submitted prior to the commencement of development. In addition to the above, the proposed development also includes the removal of the existing poor quality buildings, including the existing semi-detached dwellings towards the rear of the site, that do not positively contribute to the character and appearance of the Conservation Area. It is therefore considered that this scheme represents a well-designed approach to the development of the site that reflects the historic use of the site and builds upon its agricultural character and would respect the sensitive setting of the site within the Housing Restraint Area and Conservation Area.

With regards to the site layout, the footprint of the proposed buildings is closely linked to the existing built form on the site and therefore retains the largely linear form of development within the site and openness across the frontage of the site. As a result, the scheme importantly retains the spaces that currently exist between the built form within the site and the adjacent properties. In this respect, the development retains the substantial area of open space to the front of the existing semi-detached dwellings in the form of a communal grassed courtyard area that forms an integral part of the scheme, while the existing gap between the block built range of agricultural buildings and the south western boundary of the site is also retained, albeit that this area will form the rear gardens to the dwellings on Plots 2-4. The inclusion of these areas will ensure that the character of the proposed development will be of a spacious development thereby continuing to allow views into and through the site. As such, it is considered that the proposal respects the loose knit pattern of development that is characteristic of the surrounding area and provides a positive response to the site's context in a manner that demonstrates restraint in terms of the scale and number of buildings on the site.

In light of the above considerations, it is considered that the scheme represents a sensitive approach to the development of this site that responds positively to the character and appearance of the surrounding area and the constraints to the development of the site arising from its location within the Housing Restraint Area and Conservation Area and adjacent to listed buildings.

3. Residential Amenity

With respect to residential amenity, it is considered that the only properties that may be affected by the proposed development are those to either side of the application site, these being Church Farm House and St Andrews House. In relation to both of these properties, it is acknowledged that the proposed development would clearly alter the character of the application site and its relationship to the adjacent properties. However, it is considered that the proposed dwellings will be well distanced such that they will not have an overbearing presence or result in any material loss of light. In this respect, the terraced dwellings on Plots 2-4

would be most closely located to St Andrews House but would still be separated by about 19 metres at their closest point and are also of single storey height to the rear elevation facing this property, while Church Farm House would be separated from the closest aspect of the development (the dwelling on Plot 1) by over 35 metres.

With regards to the issue of privacy, although local concern has been raised to the proposed development on the grounds that it will result in a loss of privacy of the neighbouring properties it is not considered that this will be the case. In this respect, while the proposed dwelling on Plot 1 includes first floor windows in the side elevation facing towards the rear garden of St Andrews House these views would also be across a distance of 30 metres and therefore would not give rise to harmful overlooking. The windows to the first and second floors in the front elevation of the dwelling on Plot 1 would also allow some views towards the adjacent properties but these would be oblique and across a distance of almost 40 metres to St Andrews House and some 50 metres to Church Farm House. Similarly, any views towards St Andrews House from the dwelling on Plot 5, that is located towards the front of the site, would also be oblique and across a considerable distance, while the side elevation of this dwelling facing towards Church Farm House only includes two roof lights at first floor level both of which would serve bathrooms.

In considering the impact of the proposed terraced dwellings on Plots 2-4, although these properties include a considerable number of dormer windows and roof lights to the front elevation facing towards Church Farm House given that these would serve bedrooms and bathrooms (not principal habitable rooms of the dwellings), together with the fact that they would be separated from this neighbouring property by over 40 metres (22 metres to the boundary), it is not considered that this would give rise to a material loss of privacy. In relation to St Andrews House, these terraced dwellings would be single storey to the rear elevation with no windows to the roof slope and as such there would be no overlooking. In light of these considerations, it has been assessed that the proposed development would not result in a material loss of privacy to these adjacent properties.

4. Highway Issues

With regards to highway issues, there has been local concern to the proposed development on the grounds that it will result in a significant increase in traffic movements to the detriment of highway safety. WCC Highways, however, have not raised any objection to the proposed development in relation to the impact of the increased level of traffic movements that will be generated by this proposal on highway safety or the capacity of the local road network to support these additional traffic movements. In the absence of any such objection, it is considered that the refusal of this application on these grounds could not be reasonably sustained.

In addition, there has also been considerable local concern that is reiterated by the Parish Council regarding the proposed level of on-site parking provision to serve the development. Despite these concerns, however, it is considered that sufficient on-site parking in the form of dedicated parking/garaging serving individual dwellings and more informal parking areas is available within the development. In this respect, Plot 1 is provided with a detached double garage and the ability for further informal parking to take place, Plot 5 has a private forecourt area to the front of the dwelling, while Plots 2-4 are afforded four covered garage spaces with other more informal areas providing the opportunity for further parking to take place. In addition, the proposed development also provides ample turning provision within the site, including that for a large delivery vehicle. The proposal utilises existing vehicular accesses into the site and includes the provision of improvements to the shared access serving Plots 1-4 at its junction with the highway. In light of the above considerations, WCC Highways have not raised any objection to the proposed development.

5. Impact on Trees/Landscaping

There are a number of trees both on and adjoining the application site, although most of these trees are not of any significance in terms of their contribution to the character and appearance of the surrounding area. The most significant of these trees are two Sycamore trees that are located to the rear of the existing pair of semi-detached cottages and adjacent to the boundary of the site with Church Farm House. As originally submitted, the proposal included a triple garage block attached to the side of the proposed dwelling on Plot 1 that significantly encroached within the root protection zones of these trees and that as a result would cause significant damage to these trees. In response to this concern, the proposed development has been amended and now includes a detached double garage that is now located adjacent to the boundary with Church Farm House and turned through 90 degrees. As such, both the proposed dwelling and the detached garaging are now located well outside of the root protection zones of these trees and subject to the implementation of appropriate protection measures, such as the erection of protective fencing, it is not considered that these trees would be adversely affected by the proposed development.

The application, however, does involve the removal of an Alder tree that is located between the existing single storey stable block that is to be demolished and brick barn building that is to be converted to provide garaging to Plots 2-4. As a result of its position between these buildings this tree is somewhat constrained, while it is not considered that it make such a substantial contribution to the visual amenities of the area that it should be viewed as a constraint to the development that justifies the refusal of this application. Nevertheless, it is considered appropriate that a replacement tree, as indicated on the submitted plan, is secured to compensate for its loss. With regards to the other trees on and adjacent to the site it is not considered that they would be adversely affected by the proposed development. Consequently, there is no arboricultural objection to the proposal subject to the imposition of suitable conditions to include the submission of an arboricultural method statement detailing tree protection measures.

With regards to landscaping, it is considered that the landscaping of the site will form an important aspect of the proposed development in determining the success of the scheme and its integration in to the surrounding area. In this respect, the adjacent property at Church Farm House provides a good example of how landscaping can be important in softening the built form that is characteristic of the village generally. The submitted site layout plan does show some indicative planting that includes hedgerow planting to demarcate plot boundaries and tree planting adjacent to the boundary with St Andrews House to screen the development from this property. However, whilst it is considered that some tree planting in the rear gardens of Plots 2-4 is sensible, it is considered that a line of trees as indicated on the submitted plan is not given that they would be situated on the south western boundary and would restrict light to the proposed dwellings and their gardens to the detriment of their future occupants. Nevertheless, it is considered that a full landscape scheme to include details of species, sizes and densities of planting can be secured by condition.

6. Flood Risk

According to the Environment Agency's indicative flood maps the application site lies partly within the 1 in 100 year indicative flood plain of the River Avon, although there is no detailed river modelling for this particular stretch of the River Avon. In support of the application, the applicant has submitted a flood risk assessment that identifies that in this particular location land above the contour level of 61.8 metres above ordnance datum (AOD) is unlikely to flood in a 1 in 100 year flood event. This report therefore recommends that in order to protect the development from flooding the finished floor levels should be set at least 600mm above the 1 in 100 year indicative flood level, while a further allowance of 300mm should be made for climatic change over the next 50 year period. Accordingly, it is recommended that the finished floor levels of all habitable rooms should be set at a minimum level of 62.7m AOD with garage floor levels set at a minimum level of 62.4m AOD.

The submitted flood risk assessment also details preliminary permeability tests and surface water soakaway calculations with respect to the potential risk of flooding further downstream arising from surface water run-off from the site. The report, however, identifies that the preliminary ground investigation studies indicate that the ground conditions are such that soakaways will provide a suitable means of disposal of surface water from the site. Consequently, provided that the soakaways are designed that they are able to accommodate a 1 in 100 year storm event so that there will be no additional run-off into the River Avon for any storm up to and including a 1 in 100 year storm event, the proposed development of the site will not give rise to any increased risk of flooding elsewhere.

On the basis of these recommendations, the Environment Agency has advised it is satisfied that the proposed development is not subject to any unacceptable risk of flooding and that there will be no increased risk of flooding elsewhere. Therefore, there is no objection to the proposal subject to the imposition of conditions relating to the finished floor levels, the restriction of surface water run-off limitation and the removal of permitted development rights within the flood plain to protect its conveyance and flood water storage capacities.

7. Drainage

With regards to the issue of drainage, the application site is not located within a sewered area for the disposal of foul or surface water drainage and a number of objections have been raised to the proposed development on the grounds of the problems of drainage given the location of the site within the flood plain of the River Avon and in an area with a high water table.

In support of the application, the applicant has submitted a drainage statement that sets out the general principles for the provision of both foul and surface water disposal from the proposed development. As mentioned above, this report details preliminary permeability tests and surface water soakaway calculations that indicates that soakaways will provide a suitable means of disposal of surface water from the site and it is therefore proposed that a surface water soakaway system will be designed to accommodate a 1 in 100 year storm event so as to ensure that the risk of flooding elsewhere is not increased if such an event occurs.

With regards to foul drainage, there are no foul sewers within the immediate vicinity of the site or within the wider area and as such it is not considered to be a practical, or viable, option to connect the proposed development to the main foul sewage system. Accordingly, it has been concluded that the most appropriate means of foul water disposal is to a treatment plant with the treated effluent from such a works being discharged to a soakaway system. This accords with the guidance contained in Circular 03/99 that advises that where connection to a public foul sewer is not feasible a sewage treatment plant should be considered as the next preferred option of foul waste disposal. Furthermore, the Environment Agency has already issued a Consent to Discharge in respect of the sewage treatment plant.

8. Impact on Protected Species

In respect of the issue of protected species, a protected species survey was undertaken in January 2004 and an updated survey was carried out in February 2005 and a report of the findings has been submitted in support of this application. This report identifies that the existing buildings on the site are largely unsuitable for use by bats due to the high levels of light internally, their unsuitable construction/materials and human activity, while the survey also found evidence that three of the buildings have in the past contained nesting birds (although one of these buildings no longer forms part of the application site). The survey also identifies that nine barn owl pellets were found in one of the buildings that varied in age indicating regular use by a bird(s), although the number of pellets suggests that the roost is only used intermittently during the night and there was no evidence of any nests.

In response to the submitted report, English Nature has advised that it generally supports the suggested recommendations. This report recommends that all works, including the felling or cutting of any trees and scrub, should be timed to avoid the bird nesting season (March to August inclusive), but if work is required to take place during the nesting season that the buildings and vegetation should be checked by an ecologist and if birds are found to be nesting, the work would have to be delayed. With regards to bats, the report recommends that given internal access to one of the existing pair of semi-detached cottages was not possible at the time of the surveys, and as such no firm conclusions on whether or not bats are present can therefore be made, this building should be surveyed prior to the commencement of any works, including demolition. In addition to the recommendations set out in the submitted report, however, English Nature has also advised that as the surveys were conducted during the winter months it is recommended that an internal survey of all dwellings/roof spaces for the presence of bats is also carried out prior to the commencement of works. On the basis that these recommendations are implemented English Nature has confirmed that it has no objection to the proposed development. This can be secured by condition.

9. Nature Conservation

The site lies immediately adjacent to the River Avon System Site of Special Scientific Interest (SSSI) and Special Area Conservation (SAC). The nature conservation importance of the river system arises from the range and diversity of riparian habitats and associated species, all of which are dependent upon the maintenance of high water quality and sympathetic habitat management. Any development adjacent to the river obviously carries a risk of damage to the river ecosystem through habitat loss and pollution both during and after construction, for example through accidental spillage run-off carrying exposed soil or building materials into the river. In this instance, however, English Nature has advised that the development need not cause significant damage to the nature conservation interests of the Site of Special Scientific Interest and Special Area of Conservation provided that the applicant can demonstrate that appropriate measures will be taken to ensure that the river system is protected from any pollution or other disturbance. This can be secured by the imposition of a condition requiring a method statement detailing the potential risks and how these will be addressed.

10. Archaeological Issues

The application site is located within an Area of Special Archaeological Significance and in support of the proposed development an archaeological evaluation has been undertaken and a report of the findings

submitted with the application. The archaeological evaluation that has been undertaken comprised the excavation of six trenches at various locations on the site and the submitted report of the findings identifies that this established only limited evidence for archaeological activity on the site, comprising of two probable ditches both located to the rear of the existing pair of semi-detached cottages and a small finds assemblage from one of these ditches dating from the prehistoric (worked flint flakes) to the post-medieval period (gun flint) and that the presence of the latter material suggests that this ditch can date to no earlier than the first half of the 17th century. Across the remainder of the site only modern features or largely negative results were recorded, while it was also considered pre-modern archaeological features have not been removed or disturbed. On the basis of these findings, the County Archaeological Officer has advised that it seems unlikely that the development will have an impact on any significant archaeological remains and therefore there is no objection to the application.

11. Provision of Recreation Facilities

In accordance with Policy R2 of the Adopted Salisbury District Local Plan (June 2003) the provision of recreation facilities must be considered for all proposals for new residential development. The proposed development involves the erection of 3x3-bed, 1x4-bed and 1x6-bed dwellings, but also includes the demolition of two existing 3-bed dwellings. As a result, a payment of £5,627 towards the provision of off-site recreational facilities has therefore been calculated to be required with this development pursuant to Policy R2 of the Adopted Local Plan. This can be secured via a Section 106 Agreement.

Conclusion

It is considered that the proposed development represents a well-designed and sympathetic approach to both the layout and treatment of the individual dwellings that reflects the historic use of the site and builds upon its agricultural character. In general, it is considered that the scheme achieves a low-density development that demonstrates restraint in terms of the scale and number of dwellings proposed, whilst retaining open spaces through the site in keeping with the spacious and loose knit pattern of development that is characteristic of the area. Overall, it is therefore considered that the scheme offers an opportunity to redevelop this site with a high quality development that responds positively to its sensitive setting within the Housing Restrain Area, Conservation Area and adjacent to listed buildings.

RECOMMENDATION: APPROVE

Subject to all relevant parties entering into a Section 106 Agreement under the Town and Country Planning Act 1990 relating to the payment of a commuted sum under the requirements of Policy R2 of the Adopted Salisbury District Local Plan (June 2003);

And

Subject to no new material planning issues to those covered above being raised by any further third party representations received before the expiry of the consultation period.

REASONS FOR APPROVAL

It is considered that the proposed development represents a well-designed and sympathetic approach to both the layout and treatment of the individual dwellings that reflects the historic use of the site and builds upon its agricultural character. In general, it is considered that the scheme achieves a low-density development that demonstrates restraint in terms of the scale and number of dwellings proposed, whilst retaining open spaces through the site in keeping with the spacious and loose knit pattern of development that is characteristic of the area. Overall, it is therefore considered that the scheme offers an opportunity to redevelop this site with a high quality development that responds positively to its sensitive setting within the Housing Restrain Area, Conservation Area and adjacent to listed buildings.

In respect of other matters, the proposed development would not materially affect the amenities of the neighbouring properties and provides an acceptable level of on-site parking and turning provision. The proposed development would not adversely affect any protected species subject to the implementation of appropriate protection measures, while it has been established that the development will have an impact on any significant archaeological remains. The scheme also provides a satisfactory means of both foul and surface water drainage to serve the development and would not be at risk from flooding or increase the risk of flooding. The requisite contribution towards the provision of off-site recreational facilities can be secured via a Section 106 Agreement.

As such, it is considered that the proposed development would comply with Policies G1, G2, G4, G5, D1, D2, H19, CN3, CN5, CN8, CN9, CN10, CN11, CN21, C6, C10, C11, C12, TR11 and R2 of the Adopted Salisbury District Local Plan (June 2003).

And subject to the following conditions:

1. The development hereby approved shall be begun before the expiration of three years from the date of this permission.

Reason -

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.

2. The development, hereby approved, shall be carried out in accordance with the amended drawings ref: P11 Rev C, P12 Rev C, P13 Rev C, P14 Rev C, P15 Rev C, P16 Rev C, P17 Rev C, P18 Rev C, P19 Rev C and P20 Rev C deposited with the Local Planning Authority on 4th May 2006, unless otherwise agreed in writing by the Local Planning Authority.

Reason -

For the avoidance of doubt.

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

Reason -

To ensure that the external appearance of the dwellings is satisfactory and preserves or enhances the character and appearance of the Great Durnford Conservation Area.

4. Prior to the commencement of development, large scale elevations at a minimum scale of 1:10 and sectional details (vertical and horizontal) at a scale of 1:2 of windows, doors and surrounds and details of the dormers, chimney stacks, eaves, gables, porch canopies and railings at a scale of not less than 1:10 shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason -

To ensure that the external appearance of the dwellings is satisfactory and preserves or enhances the character and appearance of the Great Durnford Conservation Area.

5. All windows and doors must be finished in timber, all new rooflight windows must be of a conservation type and all rainwater goods to be used on the dwellings hereby approved shall be half-round in detail, finished in cast iron or aluminium and coloured black, unless otherwise first agreed in writing by the Local Planning Authority.

Reason -

To ensure that the external appearance of the dwellings is satisfactory and preserves or enhances the character and appearance of the Great Durnford Conservation Area.

6. No development shall take place until details of the treatment to all areas of hard surfacing within the site have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason:

In the interests of the amenities and environment of the site given its location within the Great Durnford Conservation Area.

7. Prior to the commencement of development, the verge areas and access driveway for a depth of 5 metres from the front boundary of the site shall be constructed and surfaced (not loose stone or gravel) in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

The driveways shall thereafter be constructed in accordance with the approved details prior to the first occupation of the dwellings, unless otherwise first agreed in writing by the Local Planning Authority.

Reason –

In the interests of highway safety and the environment of the site.

8. Prior to the first occupation of any of the dwellings, hereby approved, the access, turning space and garaging/parking as indicated on the approved plans shall be constructed and laid out, and these shall thereafter be retained and kept available for those purposes at all times.

Reason:

In the interests of highway safety.

9. The finished floor levels of the dwellings, hereby approved, shall be set at a minimum level of 62.7 metres above ordnance datum (AOD) and the slab levels of all garaging and other uninhabited buildings shall be set at a minimum level of 62.4 metres above ordnance datum.

Reason -

To ensure the exact finished floor levels of the dwellings and to protect the development from flooding.

10. 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 land raising or above ground constructions shall be carried out/erected within the floodplain as delineated as land falling below a level of 61.8 metres above ordnance datum (AOD).

Reason -

To protect the conveyance and flood water storage capacities of the flood plain of the River Avon.

11. There shall be no storage of any materials including soils within that part of the site liable to flood as delineated as land lying below a level of 61.8 metres above ordnance datum (AOD).

Reason -

To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.

12. No development shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation, to include all buildings and hard surfaces, has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason -

To prevent the increased risk of flooding.

13. No development shall commence until a scheme of water efficiency measures to reduce the water consumption of the dwellings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the dwellings and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason -

In the interests of the conservation of water resources and sustainable development.

14. Prior to the commencement of development, a method statement detailing the potential risks from pollution, to include mitigation measures, during and after construction to the river system shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason -

To prevent damage to the river ecosystem through habitat loss and pollution both during and after construction.

15. The development, hereby approved, shall be carried out in strict accordance with the recommendations detailed in the submitted protected species survey prepared by the Badger Consultancy and dated 13th January 2004, unless otherwise first agreed in writing by the Local Planning Authority to any variation.

Reason -

To ensure the adequate protection of protected species.

16. Prior to the commencement of development, a scheme for the provision of a barn owl nest box within the finished scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason -

In the interests of preserving habitat for protected species.

17. Prior to the commencement of any works, including demolition, a bat survey of all the existing buildings on the site, to include an internal survey of all roof spaces, shall be carried out between April to September and a report of the findings of these surveys shall be submitted to, and approved in writing by, the Local Planning Authority.

If the survey identifies the presence of bats within any of the buildings, a detailed scheme of mitigation measures to ensure the protection of the protected species and its habitat shall be submitted to, and approved in writing by, the Local Planning Authority. The mitigation measures as may be agreed by the Local Planning Authority shall thereafter be fully implemented in strict accordance with the approved details prior to the first occupation of the dwellings, hereby approved, unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure the protection of protected species and their habitat.

18. No development shall take place until details/a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the Local Planning Authority. The boundary treatment shall be completed prior to the first occupation of the dwellings hereby approved. Development shall be carried out in accordance with the approved details, maintained for a period of five years and thereafter retained.

Reason:

In the interests of neighbouring residential amenity and the environment of the development.

19. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

Reason -

In the interests of visual amenity, to ensure that the approved landscaping scheme is carried out at the proper times and to ensure the establishment and maintenance of all trees and plants.

20. No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree

works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (BS.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason -

To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to safeguard the amenity of the existing trees to ensure a satisfactory appearance to the development.

21. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall show the areas that are designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Guide for Trees in Relation to Construction (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall also include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The Arboricultural Method Statement shall also indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998:1989).

The Arboricultural Method Statement shall include provision for the supervision and inspection of the tree protection measures. The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has been given in writing

Reason -

To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further windows/dormer windows (other than those expressly authorised by this permission) shall be constructed in the south west elevation of the dwellings on Plots 2-4 inclusive (such expression to include the roof and wall), unless otherwise first agreed in writing by the Local Planning Authority.

Reason -

To avoid the loss of privacy to neighbouring properties.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further development permitted by Classes A-G inclusive of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, including the conversion of any

garaging into living accommodation, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason -

To enable the Local Planning Authority to retain control over the development in the interests of the visual amenity of the site and locality which is located within the Housing Restraint Area and Great Durnford Conservation Area.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, no further fences, gates, walls or other means of enclosure as permitted by Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 shall be erected, other than those approved by this permission, without formal planning permission first being obtained from the Local Planning Authority.

Reason -

To enable the Local Planning Authority to retain control over the development in the interests of the visual amenity of the development and the site which is located within the Housing Restraint Area and Great Durnford Conservation Area.

And in accordance with the following policies of the Adopted Salisbury District Local Plan (June 2003):

Policy	Purpose
G1	General Principles of Sustainable Development
G2	General Criteria for Development
G4	Water Environment and Flood Risk
G5	Drainage
D1	Extensive Development
D2	Infill Development
H19	Development in the Housing Restraint Area
CN3	Development Affecting the Setting of a Listed Building
CN5	Development Within the Curtilage of a Listed Building
CN8	Development in Conservation Areas
CN9	Demolition of Buildings/Structures in Conservation Areas
CN10	Development Affecting Open Spaces in Conservation Areas
CN11	Development Affecting Views Into and Out of Conservation Areas
CN21	Archaeology
C6	Development within the Special Landscape Area
C10	Development Affecting a Site of Special Scientific Interest
C11	Development Affecting an Area of High Ecological Value
C12	Development Affecting Protected Species
TR11	Provision of Off-Street Parking
R2	Provision of Recreational Facilities

Informative Notes:

1. The applicant's attention is drawn to the comments of Wessex Water, a copy of which is attached to this decision notice.
2. The applicant's attention is drawn to the comments of the Environment Agency and in particular those relating to flood risk, surface water drainage, pollution prevention and sustainable construction. A copy of these comments is attached to this decision notice.
3. In conjunction with Condition No14 above, an example building method statement provided by English Nature is enclosed with this decision notice. The applicant is therefore advised to contact English Nature at Wiltshire Team, Prince Maurice Court, Hambleton Avenue, Devizes, Wiltshire SN10 2RT (Tel:01380 721411) to discuss this matter further.

Application Number:	S/2005/1894		
Applicant/ Agent:	PEGASUS PLANNING GROUP		
Location:	CHURCH FARM GREAT DURNFORD SALISBURY SP4 6AZ		
Proposal:	CONSERVATION AREA CONSENT TO DEMOLISH FARM BUILDINGS AND TWO EXISTING DWELLINGS		
Parish/ Ward	DURNFORD		
Conservation Area:	GREAT DURNFORD	LB Grade:	II
Date Valid:	15 September 2005	Expiry Date	10 November 2005
Case Officer:	Mr S Llewelyn	Contact Number:	01722 434659

REASON FOR REPORT TO MEMBERS

Councillor Brady has requested that this item be determined by Committee due to the interest shown in the application

SITE AND ITS SURROUNDINGS

The site extends to an area of 0.49 hectares and is located towards the centre of the village settlement of Great Durnford within the Housing Restraint Area. It also lies within the Great Durnford Conservation Area and is located adjacent to Grade II listed buildings to either side. Furthermore, the site lies partly within the 1 in 100 year indicative flood plain of the River Avon as well as an Area of High Ecological Value.

The site comprises a former farmyard and contains a range of now redundant agricultural buildings that are generally turned at 90 degrees to the site frontage creating a linear form of development that affords views into and through the site. On the south western half of the site, the existing buildings consist of a two-storey red brick and timber clad barn building that has a half-hipped slate roof and is located towards the front of the site, immediately behind and attached to which is a range of block built single storey agricultural buildings that are partially flat roofed and partially pitched roofed. To the south western side of these buildings is an extensive area of hardstand that also extends across the front of the former of these buildings. Immediately adjacent to the north eastern side of the two-storey brick and timber barn is a single storey, steel framed and metal/asbestos clad agricultural building with a mono-pitched roof, while further into the site is a single storey red brick building.

The remainder of the site up to its north eastern boundary is entirely open and mainly laid to grass that allows views into the site towards a fairly modest pair of semi-detached dwellings dating from the late 1950's, known as the 'Coralie Lloyd Cottages', that occupy the rear section of the application site, the curtilages of which extend to the River Avon that adjoins the north western boundary of the site. These properties are brick built with a pitched, concrete tiled roof that are of no particular vernacular and are of little architectural merit. There are two existing vehicular accesses to the site from the main road through the village that are located at the extremities of its frontage. From the access at the north eastern end of the site frontage a worn track leads to the existing dwellings at the rear of the site.

To the south west of the application site is St Andrews House (formerly known as Church Farm), which is a Grade II listed building. This property is two-storeys in height with a pitched roof form and has been substantially enlarged with later extensions. In addition, to the front of St Andrews House and immediately adjacent to the boundary of the application is an unattractive steel framed, metal clad barn building. Beyond St Andrews House to the south west is an agricultural field. To the opposite side (north east) of the application site is Church Farm House, which is also a Grade II listed building and dates from the late 18th century. This is a substantial sized property that is three storeys in height to the front and rear elevations but only two storeys to the side elevations, with several outbuildings extending into the site at the rear of the property. On the opposite side of the road to the application site there is the village cricket pitch, beyond which are agricultural fields, that provide a significant open space within the village.

The boundary of the site to St Andrews House is demarcated by a post and rail fence along the length of the adjacent barn building, beyond which it changes to a close boarded fence of approximately 2 metres in height. To the rear of St Andrews House is an agricultural field that adjoins the south western boundary of the rear gardens of the Coralie Lloyd Cottages on the rear portion of the site and a stone wall forms this boundary. The boundary of the application site to Church Farm House is demarcated by a timber fence of approximately 2 metres in height, although there is also tree and shrub planting to either side of this boundary towards the front of the site. The front boundary of the site is set back from the immediate road edge by a grassed verge that is about 3 metres wide and is demarcated by a brick and flint wall to the front of the existing two-storey

brick and timber clad barn building, while a timber post and rail fence forms the boundary treatment across the remainder of the site frontage.

PLANNING HISTORY

- 165/57 Planning permission was approved for the erection of a pair of semi-detached cottages in January 1958. These are the dwellings that are to be demolished as part of this current application.
- S/2005/0523 An earlier planning application to demolish two existing dwellings and farm buildings and to erect 8 dwellings together with associated works including drainage, open space and the removal of hard standing was withdrawn in March 2005.
- S/2005/0524 An earlier application seeking conservation area consent for the demolition of two existing dwellings and farm buildings was also withdrawn in March 2005.
- S/2005/0721 This application seeks planning permission to demolish two existing dwellings and farm buildings and to erect 8 dwellings together with associated works including drainage, open space and the removal of hard standing. This is a resubmission of that application withdrawn under S/2005/0523 and is currently undetermined.
- S/2005/0720 This application seeks conservation area consent for the demolition of two existing dwellings and farm buildings. This is a resubmission of that application withdrawn under S/2005/0524 and is currently undetermined.
- S/2005/1893 In addition to this current application there is also an accompanying application that seeks planning permission to demolish the existing pair of semi-detached dwellings and redundant agricultural buildings and to erect a total of 5 dwellings, including one as a conversion.

THE PROPOSAL

This application seeks conservation area consent for the demolition of a pair of semi-detached dwellings and redundant agricultural buildings. The buildings to be demolished consist of a pair of two-storey, brick built semi-detached dwellings dating from the late 1950's, a range of block built single storey agricultural buildings and a steel framed and metal/asbestos clad agricultural building.

This application has been submitted to accompany a separate planning application (S/2005/1893) for the demolition of these buildings and the redevelopment of the site with the erection of a total of 5 dwellings comprising a large detached dwelling, a terrace of three dwellings and a further single detached dwelling consisting of the conversion and extension of an existing two storey brick and timber barn building.

CONSULTATIONS

English Heritage: No observations to make. It is recommended that this application should be determined in accordance with government guidance, development plan policies and with the benefit of conservation advice locally.

Salisbury Civic Society: While most of the proposal seems very reasonable, the appropriateness of the inclusion of a large new house is queried. With a farmhouse already in existence, this seems contrary to the notion of retaining something of the character of a traditional farm setting.

REPRESENTATIONS

Advertisement: Yes - expired 20/10/05
Site Notice displayed: Yes - expired 20/10/05
Departure: No
Neighbour notification: Yes - expired 11/10/05
Neighbour response: Yes

Nine letters of representation have been received in response to the proposed development as it was originally submitted. These letters have raised the following comments/objections:

- The proposed development represents an over development of the site that will alter the character and appearance of the immediate area.

- The intensity of development pays no respect to the appearance of the area along the main street of the village and will adversely affect its overall character. The development is at odds with the existing pattern of development and harmful to its rural setting;
- The proposed dwellings are too large and out of keeping with the character of the area, particularly the dwelling towards the rear of the site (Avon House) that will be over-dominant and affect views;
- The palladian style of the large dwelling at the rear of the site (Avon House) will be out of keeping with the style of this village and the inclusion of accommodation in the roof space is not in keeping;
- The proposed development does not relate to the established character of the neighbouring listed properties that stand alone in substantial gardens; and
- The proposed terraced dwellings are out of keeping with the surrounding area.

Following the submission of amended plans relating to the design of the proposed dwellings on Plots 1 and 5, a further period of notification was undertaken. This has generated a further 4 letters of representation that state that the amendments do not address the previous objections to the proposed development. One of these letters also states that the amendments to the dwelling on Plot 1 have made the impact of the proposed development materially worse as the ridge height of this dwelling is now higher and unlike the mansard roof form of the original submission it has no character, while the relocation of the garage to this dwelling will adversely affect the setting of St Andrews Church.

Parish Council: Support the principle of the development of the site but feel that taking into consideration the types of property already in that part of Great Durnford great care must be taken to ensure that any new development fits in and the following comments are raised:

- The design of the house at the front nearest the road is wholly unacceptable. The incorporation of the existing barn is producing a monstrosity both externally and internally. The question of incorporating the existing "building" at all should be reconsidered.
 - The three terrace houses do not happily fit in with the other houses in Great Durnford and particularly with those proposed to be built on the site. Detached houses are the norm in that part of the village.
- Following the submission of amended plans the Parish Council have confirmed that their comments remain the same as previously stated.

Further amended plans have been received that further amend the design of the dwelling on Plot 1 in an effort to reduce the grandeur of the design and appearance of this dwelling, while all of the proposed dwellings have been amended to take account of the required finished floor levels as mitigation against flood risk. A further period of notification is being undertaken in response to these amended plans but has not yet expired.

POLICY CONTEXT

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

G1, G2, CN8 and CN9.

MAIN ISSUES

3. Principle of Development
4. Impact on Conservation Area

PLANNING CONSIDERATIONS

1. Principle of Development

The application site lies within the Great Durnford Conservation Area and as such the proposed development must be considered against Policies CN8 and CN9 of the Adopted Salisbury District Local Plan (June 2003). While new development in Conservation Areas is not precluded it is expected to be of a standard high enough to maintain or enhance the quality of the Conservation Area and in this regard Policy CN8 identifies that only development that preserves or enhances the existing character of the Conservation Area will be permitted.

Policy CN9, however, specifically sets out the circumstances where demolition of buildings or structures within the Conservation Areas will be permitted and identifies these as being cases where the existing structure is wholly beyond repair, of an inappropriate character, where there are overriding highway or other safety concerns, or where planning permission has been granted for the development of the site.

The key issue, therefore, is whether the demolition of the existing buildings would adversely affect the character and appearance of the Conservation Area and if so, whether the proposed development of the site is of a sufficiently high quality to preserve or enhance that character and appearance to justify their loss.

2. Impact on Conservation Area

In order to consider the impact of the proposed demolition of the existing buildings that are the subject of this application on the character and appearance of the Conservation Area it is necessary to assess the contribution that these buildings make towards the character and appearance of the Conservation Area. The existing buildings within the site that are proposed to be demolished by this application consist of a pair of two-storey, brick built semi-detached dwellings dating from the late 1950's, a range of block built single storey agricultural buildings and a steel framed and metal/asbestos clad agricultural building. With regards to the latter of these buildings whilst it is acknowledged that they are of an appropriate form and design given the former use of the site as a farmyard it is not considered that they make any positive contribution to the character and appearance of the Conservation Area, particularly now that they are redundant. Similarly, it is considered that the existing pair of semi-detached dwellings that are located towards the site are of no architectural interest or merit and whilst they are insignificant in the setting of the Conservation Area they do not provide any significant positive contribution. As a result, there is no objection to the demolition of these existing buildings subject to an acceptable scheme for the redevelopment of this site that preserves or enhances the character and appearance of the Conservation Area being secured. The issue, therefore, is whether the proposed development is of an acceptable quality of design that equally contributes to the character and appearance of the Conservation Area.

The settlement of Great Durnford is largely characterised by three distinctive character areas, these being the area of modern residential development that is concentrated along Jubilee Hill where the development is fairly tight knit and dense and which is designated as a Housing Policy Boundary; the area of largely frontage and low density development that is located on the south western side of the village; and thirdly, the area of development around St Andrews Church on the north eastern side of the village that includes the application site. This latter area is largely characterised by a loose knit and irregular pattern of development of a low density with properties located both along the main road through the village but also set back from it within relatively large plots thereby creating a spacious and rural character that is also derived from the trees and landscaping within the surrounding area. This section of the Housing Restraint Area and Great Durnford Conservation Area is also characterised by a mix of properties of varying sizes, styles and ages that exhibit a mixed pallet of materials including stone and flint, stone and brick, brick, render and tile hanging with thatched and tiled roof forms.

The application site itself is somewhat unique within the village, being a former farmyard and currently occupied by a range of redundant agricultural buildings, as well as a pair of modest semi-detached cottages to the rear of the site. With the exception of the residential dwellings, the buildings within the site are located on a north west to south east axis at 90 degrees to the site frontage that provides a strong linear form of development within the site and creates spaces between the built form within the site and the adjacent properties to either side. This, together with the relatively modest scale of the existing buildings that are of single and two-storey height, provides an open character that allows views into and through the site. At present, the site unquestionably has an inherently open and rural character and although it is not the most important area of open space within the settlement given the presence of an agricultural field to the south west of St Andrews House and the cricket ground directly opposite to the south east that are both much larger and more important areas of open space to the character of the area it does contribute to the generally open and spacious feel to this section of the village.

While there is no objection to the principle of the redevelopment of this site for residential use given its location within the Housing Restraint Area, it is considered that any such proposal will inevitably alter the existing agricultural character of the site. Nevertheless, with the adoption of a sympathetic design approach with regards to the design and layout of the proposed buildings it is considered that it is possible to achieve a development on this site that would respect and equally contribute to the character and appearance of the surrounding area. In this respect, the key aim must be to achieve a development of a low density that reflects the rural character of the site and surrounding area and that provides a sense of spaciousness through the retention of gaps within the development that allow views into the site and that contribute to the character and appearance of the Housing Restraint Area and the Conservation Area.

This current application has evolved following lengthy discussions with the applicant over a 3-year period and also seeks to address the concerns identified in respect of the previous application for the erection of 8 dwellings relating to both the physical size and number of dwellings, albeit that this remains undetermined. The design concept adopted by the proposed development seeks to take its design cues from the existing agricultural character and appearance of the site as a former farmyard to create a group of farm buildings with a hierarchy of built form that reflects the former function of the site. In this respect, the development includes the retention of the existing two-storey brick and timber barn building towards the front of the site as a conversion (Plot 5) that provides evidence of the site's provenance, the erection of a terrace of three dwellings (Plots 2-4) that is to be finished in timber cladding with a low brick plinth and has been designed to reflect a gable ended long barn that has been converted, with a single detached dwelling towards the rear of the site of a more formal "farmhouse" design (Plot 1) to form a focal point building within the site. It is therefore intended that the design of the development would read as a converted group of buildings that reflect the character of a traditional farm setting rather than a new housing development.

In response to the proposed development, the Council's Conservation Officer has questioned the appropriateness of the concept of creating a large new dwelling as a "farmhouse" and focal building within the development both in terms of how this building will integrate into the hierarchy of the surrounding buildings, but also in relation to its impact on the setting of the adjacent listed buildings and the character and appearance of the Conservation Area. In this respect, the Conservation Officer is of the opinion that the proposed dwelling will have a greater visual impact than the existing semi-detached dwellings that are insignificant in the setting of the adjacent listed buildings and the Conservation Area.

While it is acknowledged that this 'farmhouse' dwelling will undoubtedly be of a substantial size and will inevitably impact upon the setting of the adjacent listed buildings of St Andrews House and Church Farm House it is not considered, however, that this will be in a detrimental manner. Although the existing buildings within the application site obviously form part of the setting of these listed buildings, these adjacent properties are both set in substantial plots that effectively create their own individual settings to these properties, while it is also considered that the existing buildings, boundary treatments and landscaping of the site act to screen these adjacent dwellings when viewed from the road frontage so that visually the site can be seen as a separate entity. Furthermore, it is also considered that the proposed layout of the development would serve to reinforce this visual separation by virtue of the position of the 'farmhouse' dwelling that would be situated significantly further back into the site than the adjacent properties thereby creating substantial distances between them. The terraced dwellings on Plots 2-4 would also be sited between St Andrews House and the new 'farmhouse' dwelling to provide a physical separation between these two dwellings while not impinging upon this listed building itself given its single storey height and distance from the boundary. As such, it is considered that visually the proposed 'farmhouse' dwelling and the adjacent listed buildings would not be read in conjunction with each other, but instead the proposed dwelling will be viewed in the context of its own setting of the application site as the principal building within a group of agricultural/farm buildings and without competing with the adjacent listed buildings. In addition, the layout of the proposed development has also been designed in such a manner that the existing substantial spaces within the site will be preserved to the front of the proposed 'farmhouse' and to the rear of the terraced dwellings on Plots 2-4. As such, the scheme retains the openness within the site and across its frontage that maintains the views of Church Farm House and that contributes to the setting of the adjacent listed buildings.

In terms of design, concern has been raised regarding the scale and grandeur of the design of the proposed large dwelling on Plot 1 at the rear of the site given its location between two listed buildings. With regards to the earlier submitted plans that indicated a dwelling of a Georgian design that had the appearance of a 'manor house' type dwelling on this plot, it is considered that these concerns were reasonably founded. In this respect, it is considered that a dwelling of such a design would have the appearance of being the more important dwelling in the hierarchy in comparison to the adjacent listed buildings and as such would compete with these dwellings. In response to these concerns, while the scale of this dwelling remains unaltered, the elevational treatment has been amended that includes alterations to the fenestration and dormer window arrangements, the deletion of a portico to the principal entrance door and replacement with a simple porch canopy and alteration to the stepped entrance, all of which combine to provide a much simpler appearance to this dwelling. As a result, it is considered that the proposed dwelling is now of a more 'farmhouse' style that will integrate much more comfortably with the adjacent listed buildings and within the wider surrounding area.

With regards to the other dwellings within the proposed development concerns have also been raised to their design. However, while it is acknowledged that the addition of a new build element to the existing barn building on Plot 5 is an unusual way of handling a barn conversion it is considered that this dwelling whilst retaining an element of the existing built form will also reflect the former agricultural function of the building and site. Similarly, it is also considered that the terraced dwellings on Plots 2-4 that have been designed to reflect a converted long barn are of an appropriate scale and design for the site. With regards to the materials it is proposed that the development will utilise a mix of brick, timber cladding and brick under either plain clay tiles or natural slate roofing and as such will respect the local character of the surrounding area and enable

the proposed development to blend harmoniously into the site and with the surrounding landscape. However, it is considered that for the eventual development to successfully reflect the high quality of development that is envisaged it is considered that large scale drawings of window sections and surrounds, roof lights, dormers, chimney stacks, eaves, gables, doors, porch canopies and railings will be required to be submitted prior to the commencement of development. In addition to the above, the proposed development also includes the removal of the existing poor quality buildings, including the existing semi-detached dwellings towards the rear of the site, that do not positively contribute to the character and appearance of the Conservation Area. It is therefore considered that this scheme represents a well-designed approach to the development of the site that reflects the historic use of the site and builds upon its agricultural character and would respect the sensitive setting of the site within the Housing Restraint Area and Conservation Area.

With regards to the site layout, the footprint of the proposed buildings is closely linked to the existing built form on the site and therefore retains the largely linear form of development within the site and openness across the frontage of the site. As a result, the scheme importantly retains the spaces that currently exist between the built form within the site and the adjacent properties. In this respect, the development retains the substantial area of open space to the front of the existing semi-detached dwellings in the form of a communal grassed courtyard area that forms an integral part of the scheme, while the existing gap between the block built range of agricultural buildings and the south western boundary of the site is also retained, albeit that this area will form the rear gardens to the dwellings on Plots 2-4. The inclusion of these areas will ensure that the character of the proposed development will be of a spacious development thereby continuing to allow views into and through the site. As such, it is considered that the proposal respects the loose knit pattern of development that is characteristic of the surrounding area and provides a positive response to the site's context in a manner that demonstrates restraint in terms of the scale and number of buildings on the site.

In light of the above considerations, it is considered that the scheme represents a sensitive approach to the development of this site that responds positively to the character and appearance of the surrounding area and the constraints to the development of the site arising from its location within the Housing Restraint Area and Conservation Area and adjacent to listed buildings.

On this basis, therefore, it is considered that the demolition of the existing buildings is acceptable subject to the implementation of the development proposed by planning application S/2005/1893.

**RECOMMENDATION:
APPROVE**

REASONS FOR APPROVAL

The existing buildings within the site that are proposed to be demolished by this application are not considered to make a positive contribution to the character and appearance of the Conservation Area that would preclude their demolition. In this instance, the development of the site that is proposed by planning application S/2005/1893 is considered to represent a well-designed and sympathetic approach to both the layout and treatment of the individual dwellings that reflects the historic use of the site and builds upon its agricultural character. In general, it is considered that the scheme achieves a low-density development that demonstrates restraint in terms of the scale and number of dwellings proposed, whilst retaining open spaces through the site in keeping with the spacious and loose knit pattern of development that is characteristic of the area. Overall, it is therefore considered that the proposed development offers an opportunity to redevelop this site with a high quality development that responds positively to its sensitive setting that would preserve the character and appearance of the Conservation Area. For these reasons, it is considered that the quality of this scheme justifies the demolition of the existing buildings that are the subject of this application and that the proposal complies with Policies G1, G2, CN8 and CN9 of the Adopted Salisbury District Local Plan (June 2003).

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.

Reason -

To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004.

2. The demolition, hereby permitted, shall not take place until a contract for the carrying out of the development of the site approved by planning permission S/2005/1893 has been let, the details of which shall be submitted to, and approved in writing by, the Local Planning Authority prior to any work whatsoever commencing on site.

Reason -

To prevent the premature demolition of buildings and to preserve the character and appearance of the Conservation Area.

3. Prior to the commencement of any works, including demolition, a bat survey of all the existing buildings on the site, to include an internal survey of all roof spaces, shall be carried out between April to September and a report of the findings of these surveys shall be submitted to, and approved in writing by, the Local Planning Authority.

If the survey identifies the presence of bats within any of the buildings, a detailed scheme of mitigation measures to ensure the protection of the protected species and its habitat shall be submitted to, and approved in writing by, the Local Planning Authority. The mitigation measures as may be agreed by the Local Planning Authority shall thereafter be fully implemented in strict accordance with the approved details prior to the first occupation of the dwellings, hereby approved, unless the Local Planning Authority gives prior written consent to any variation.

Reason:

To ensure the protection of protected species and their habitat.

And in accordance with the following policies of the Adopted Salisbury District Local Plan (June 2003):

Policy	Purpose
G1	General Principles of Sustainable Development
G2	General Criteria for Development
CN8	Development in Conservation Areas
CN9	Demolition of Buildings/Structures in Conservation Areas