

# 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**

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

**LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING  
COMMITTEE  
NORTHERN AREA – 10/08/06**

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    Application No Parish/Ward  
Page    Officer Recommendation  
          Ward Councillors**

<b>1</b>	S/2006/1290	SHREWTON
<b>SV</b>	Mrs B Jones	APPROVE SUBJECT TO S106
	EVOLUTION HOMES LTD HIGHFIELD HOUSE HIGHFIELD RISE SHREWTON  REDEVELOPMENT FOR 8 THREE BED DWELLINGS AND ASSOCIATED CAR PORTS AND PARKING	TILL VALLEY & WYLYE WARD  Councillor Mills Councillor West
<b>2</b>	S/2006/1024	TILSHEAD
	Miss L Flindell	APPROVE SUBJECT TO S106
	ESTATE OF T BLAKE (DECEASED) GLEBE FARM HIGH STREET TILSHEAD  CONVERSION OF BRICK STABLE BUILDING TO A DWELLING	TILL VALLEY & WYLYE WARD  Councillor Mills Councillor West

# **Part 1**

## **Applications recommended for Refusal**

No Refusals

# Part 2

## Applications recommended for Approval

1

Application Number:	S/2006/1290		
Applicant/ Agent:	WILLIAMS LESTER ARCHITECTS LTD		
Location:	HIGHFIELD HOUSE HIGHFIELD RISE SHREWTON SALISBURY SP3 4BU		
Proposal:	REDEVELOPMENT FOR 8 THREE BED DWELLINGS AND ASSOCIATED CAR PORTS AND PARKING		
Parish/ Ward	SHREWTON		
Conservation Area:		LB Grade:	
Date Valid:	23 June 2006	Expiry Date	18 August 2006
Case Officer:	Mrs B Jones	Contact Number:	01722 434388

### REASON FOR REPORT TO MEMBERS

Councillor Mills has requested that this item be determined by Committee due to:  
Local interest in the application

### SITE AND ITS SURROUNDINGS

The site forms the existing dwelling, three outbuildings and garden of Highfield House, in Shrewton. The dwelling is an unlisted, double fronted villa (with basement), and lies within the Housing Policy Boundary, Special Landscape Area and Area of Special Archaeological Significance. The house is rendered, with slate hipped roof, and has been extended to the rear. Access to the property is from Highfield Rise, via a gravel driveway. The site slopes downwards from the east, towards High Street, and contains numerous fruit trees, shrubs and boundary trees. A public footpath runs along the eastern boundary of the site.

### THE PROPOSAL

The applicant is seeking to renovate and refurbish Highfield House and erect 8 new dwellings within the curtilage. A design statement has been submitted, outlining the concepts for the scheme. The proposal includes provision of:

A terrace of four three storey cottages facing onto High Street, with rear gardens and parking (including 2 car ports) with two off street spaces per dwelling plus 2 visitor spaces. New pedestrian accesses would be provided across the reinstated verge to High Street. A new private driveway would provide vehicular access.

The pavement width along Highfield Rise would be increased to 2m.

A Gatehouse with garage and dedicated parking space

A Lodge with two parking spaces to front (south) of property

A new stables building, comprising two dwellings, with two parking spaces each. The existing outbuilding would be removed. The Stables and Lodge would be served by a new private driveway.

Renovation of Highfield House, to be served by a private driveway.

Landscaping of site, with existing shrubs and tree protection measures for north and northeast boundary trees.

### PLANNING HISTORY

The site has a history of approvals for residential development, including demolition of the dwelling:

TP/1431	Use for Residential Development on Plot 372 and 365 (now Highfield Rise) with demolition of Highfield House	R (1966)
TP1432	Use for Residential Development on Plot 372 with demolition of Highfield House	AC (1966) subject to details
S/1973/251	O/L residential development with access.	AC subject to 4 or 5 dwellings per acre, landscaping and tree retention.
S/91/1068	OL application for bungalow and access	AC
S/91/1787	Detached bungalow and access	R
S/92/416	Reserved matters for bungalow and access	AC

## CONSULTATIONS

WCC Highways - Awaited – no objection in principle  
WCC Archaeology - No objection subject to condition requiring archaeological investigation of site.  
Wessex Water Authority- Detailed comments awaited.  
Environmental Health - No observations  
Environment Agency - No objection subject to conditions, including finished floor levels being set at 80.11m AOD (see below).  
English Nature – Method Statement and Bat and Badger Survey required, prior to determination of application.

## REPRESENTATIONS

Advertisement	Yes	Expiry 3/8/06
Site Notice	Yes	Expiry 27/7/06
Departure	No	
Neighbour notification	Yes	Expiry 14/7/06

**Third Party responses: 9 letters of objection** (one with four signatories) on the following grounds:

Traffic impact of two additional accesses onto Highfield Rise, highway and pedestrian safety and loss of on street parking in Highfield Rise, congestion (due to parking for school, doctor and shop), school requires separate car park, pressure on village roads, will hinder emergency services, expansion of Shrewton added to pressure on roads, public transport stops at 5.30pm, Highfield Rise in poor condition, concerns Highfield will be demolished, loss of garden setting for Highfield, impact on character of village due to loss of garden setting, impact on trees and ecology, overdevelopment of site, impact on erratic electricity supply, impact on village character, infrastructure and composition, loss of community spirit, need for the dwellings.

**Parish Council response: Objection** on the following grounds:

There is already considerable traffic congestion in the Highfield Rise area which with at least 18 more cars and two additional entrances will put more pressure on the area.  
Parish Council keep highlighting as each housing development is put forward that the sewage capacity in the village is inadequate  
If the 4 terraces face the High Street with pedestrian paths to the front door, there will be a tendency for residents and visitors to want to park outside the front door which will cause more problems in the already congested High Street, particularly as the site is opposite a school. It may be considered acceptable to turn the houses around so that the back gardens face the street with a 6 foot brick and flint wall as the boundary which would then mirror the Catherine Wheel development.

## MAIN ISSUES

Principle  
Layout, Scale and Design  
Impact on Neighbouring Amenities and Trees

Flood Risk and Impact on Terrace  
Archaeology and Public Open Space  
Ecology  
Highway Issues

## **POLICY CONTEXT**

Adopted Salisbury District Local Plan G2, H16, C6, D2, R2, G4  
Planning Policy Guidance Note 3 Housing (PPG3)  
Creating Places, Design Guidance

## **PLANNING CONSIDERATIONS**

### **Principle**

The rectangular, 0.4 hectare site lies within the Housing Policy Boundary for Shrewton, the dwelling is unlisted and is apparently in need of some structural repair. The site history demonstrates that in the 1960s, consent was given to demolish the dwelling, and redevelop the site for residential use with access. More recently, consent was given on the western portion of the site for a bungalow. The proposed residential development is therefore acceptable in principle under Policy H16 and the guidance in PPG3, subject to the design and amenity policy provisions of the Local Plan.

### **Layout, Scale and Design**

The proposal would retain Highfield House, and provide eight additional dwellings. Four would be terraced and sited to the front of the site along High Street, and the other four buildings including Highfield House would be arranged informally within the site amidst landscaped grounds, access and parking areas. Highfield House is situated some 64m from the High Street frontage, which is presently edged by a close boarded fence and rose bushes. The High Street therefore lacks visual continuity across the site frontage in terms of building line.

#### **i) Terrace of 4 No three bedroom cottages with carports**

The terrace is intended to address continuity by reflecting the general pattern of frontage development along High Street, without losing the dominance of Highfield House. Materials for the two end cottages would be brick and flint, with the mid terrace units being rendered with tiled roofs. The units have a traditional cottage appearance with chimneys and porches. Each unit would have a loft room, with dormer window facing High Street. Existing trees between unit 1 and Burnside would be retained and protected, and additional screen planting would be provided. Cart shed style car ports and additional parking (including 2 visitor spaces) would be provided in the rear courtyard. The parking court is intended to aid the visual separation between the terrace and Highfield House.

#### **ii) The Lodge**

The Lodge is intended to have the appearance of a cottage associated with the main house, and the design generally reflects Highfield House, using render and slate, and a symmetrical design. Two parking spaces would be provided.

#### **iii) The Gatehouse**

Like the Lodge, this building also generally reflects the architecture of Highfield House, with a single attached garage and allocated parking space.

#### **iv) The Stables**

This building would have the appearance of converted stables, serving the main house, and would be largely hidden from view by the mass of the main house. The unit is designed to be subservient at one and a half storeys, but contains two dwellings with flat roofed dormers. The stables are also intended to help screen the modern extensions to Highfield House. Two spaces

per dwelling would be provided in a parking court, with soft landscaping and dense boundary planting adjacent to The Lodge.

#### v) Highfield House

The applicant's design statement states that Highfield House would be retained and renovated to create one large family home. The large outbuilding to the rear would also be retained to create covered parking for two cars and a garden store. The two outbuildings to the north east and south east would be demolished. A large area of landscaping would be retained around Highfield House, to reinforce the impression of a large house set in spacious grounds.

Policy D2 of the SDLP states that proposals for infill and street development should respect or enhance the character of appearance of an area in terms of:

the building line, scale of the area, heights and massing of adjoining buildings, and the characteristic building plot widths  
the architectural characteristics and the type and colour of the materials adjoining buildings and the complexity and richness of materials, form and detailing of existing buildings where the character of the area is enhanced by such buildings, and the development proposes to replicate such richness.

For the reasons described above, the proposal is considered to respect the architectural characteristics of the area, and has made effort to retain the dominant presence of Highfield House within the redevelopment. The buildings are considered to both reflect and respect the character of the original dwelling, and are unlikely to detract from its presence within the site. Proposed materials would be acceptable, and would be sympathetic with traditional materials used elsewhere in Shrewton High Street. Therefore, the layout, scale and design of the scheme are considered to be in accordance with Policy D2.

#### **Impact on neighbouring amenities and Trees**

Policy G2 seeks to ensure that new development avoids unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings to the detriment of existing occupiers.

#### i) North: Burnside, Millstone and Hillside.

This boundary contains the majority of the mature and semi mature trees which either adjoin or lie within the site. The applicant has submitted a tree survey, and an accompanying plan indicates that trees on this boundary and the ash within the curtilage of Burnside would be protected within a tree protection zone. Existing boundary planting would also be reinforced, and conditions should therefore be applied requiring a method statement and landscaping proposals for the site.

Burnside is a modest bungalow, with a small rear garden and larger front garden facing towards High Street. The retention of the boundary planting is considered to be very important, to retain privacy for this dwelling. The bungalow is set at a slight angle to the north of the terrace, and the proposed first floor staircase window of Plot 1 (side elevation) is unlikely to give rise to undue overlooking of this property. The rear bedroom windows of Plot 1 may enable oblique overlooking into the eastern portion of the garden, but the likelihood of this would be significantly reduced by the retention of the mature ash tree within Burnside's garden.

Millstone's rear elevation would be over 28m from the first floor windows of Plot 1, which is the closest terrace. Two parking spaces would be provided close to the boundary with Millstone's garden, but provided adequate boundary planting or fencing is provided, it is unlikely that the occupiers would be unduly disturbed.

Two mature trees would separate The Lodge from the gardens of Millstone and Hillside. The Lodge would be sited just 15m from the rear elevations of these dwellings. However, the rear elevation of The Lodge includes just one obscured bathroom window, and therefore, there would be no undue overlooking into either the gardens or first floor windows of Millstone or Hillside.

The proposed Stables would be sited about 10m from the east elevation of Hillside. However, the side elevations include no first floor windows, and therefore, there would be no overlooking into the main portion of Hillside's rear garden, or rear windows. The plans indicate that boundary planting would again be retained and reinforced, further reducing any visual impact of the proposed one and a half storey building.

Other properties to the west, east and south of the site are not considered to be materially or detrimentally affected by the proposals, in accordance with Policy G2. Therefore, subject to permitted development rights being removed to prevent the insertion of first floor and side elevation windows into Plot 1, The Lodge and The Stables, and north boundary planting being reinforced along with tree protection measures, the proposals are considered to comply with Policy G2 of the SDLP.

### **Flood Risk and Impact on Terrace**

The site lies close to the River Till and a Flood Risk Assessment and topographical survey have been submitted with the application. The FRA concludes that the site is not at risk of flooding even when adding the 25% for climate change to the higher of the predicted 100 year flood flows. The site is elevated some 800mm above the channel, and the road on the left bank would act as a flood plain to protect the site in extreme cases. The FRA recommends setting the floor levels at **79.29m** AOD to avoid groundwater flooding and surface water drainage should be designed in accordance with SUDS guidance.

The Environment Agency have **no objection** to the proposed development but consider that the floor levels suggested in the FRA are too low for reasons given in their letter and the finished floor levels be set no lower than **80.11m AOD**. The applicant has confirmed that the elevation plans 2761/PL/003A (showing the terrace from the road), actually represent a finished floor level of **80.15m** for Unit 4. Therefore, the condition required by the EA would not make any material difference to the appearance of the terrace from High Street as proposed.

The views from Wessex Water have not been received, and Members will be advised by late correspondence of any additional conditions or informatives required.

### **Archaeology**

The site fronts onto the High Street and it is this area where the remains of any buildings dating to the medieval period may still exist. A map produced by Andrews and Drury in 1773 certainly shows buildings at this location at this date. However the site lies outside the area identified for the medieval village of Shrewton and other evaluations within this area have not identified any archaeological features. On this basis an evaluation will not be required. However an archaeological watching brief should be carried out during the first stages of construction so that any archaeological features that happen to be uncovered can be recorded. A condition as set out in paragraph 55 of Annex A of DoE circular 11/95 should therefore be placed on the application.

### **Ecology**

English Nature consider that as the site lies adjacent to the River Till Special Site of Scientific Interest and part of the River Avon System Special Area of Conservation, that any potential impact in the river must be fully assessed before the application can be determined. The applicant would therefore need to demonstrate that appropriate measures would be taken to ensure the river system is protected from any pollution or disturbance. A method statement for both site clearance and construction should be submitted and agreed by EN before granting any permission.

Protected species are also a material consideration and if it is likely that protected species are present, a survey must be carried out by a competent person prior to determination. This might include bats and badgers. The applicant has therefore been asked to obtain the view of a competent person as to the likelihood of the presence of bats and badgers on the site, and to submit a survey if required.



## Highways

The formal response of the Highway Authority has not yet been received. However, the Highway Officer has undertaken detailed pre application discussion with the developer, and has indicated that it is unlikely that a highway safety objection would be raised. Members will be advised at the meeting, through late correspondence, of the Highway Authority's views.

## Public Open Space

The applicant is required to enter into a Section 106 Agreement in respect of Policy R2 of the SDLP and public open space provision in Shrewton. There is an identified shortfall of this facility in the village.

## CONCLUSION

The proposal demonstrates comprehensive redevelopment of the site for residential purposes, whilst retaining the existing form and character of Highfield House, reinstating a frontage of buildings along High Street (as evident from 1773 maps) and maintaining boundary trees. Comments from the Highway Authority are awaited, but the Local Planning Authority has been advised that no highway safety objection is raised *in principle*. However, it has not yet been satisfactorily demonstrated that protected species would not be affected, or that the River Till and Avon would be protected during construction and site clearance.

## RECOMMENDATION:

**The application be delegated to the Head of Development Services to APPROVE subject to receipt by Tuesday 15<sup>th</sup> August 2006 of:**

- a) A satisfactory Method Statement demonstrating that appropriate measures would be taken to ensure the River Till and Avon system is protected from any pollution or other disturbance during both site clearance and construction.
- b) A satisfactory protected species site survey by a competent person
- c) The completed Section 106 Agreement and monies in respect of Policy R2 of the Salisbury District Local Plan

## REASONS FOR APPROVAL:

The proposed retention and renovation of Highfield House and the redevelopment of the site to provide 8 additional dwellings with access and parking would be in accordance with the adopted policy provisions of the Salisbury District Local Plan, and would not unduly disturb neighbouring amenities or be detrimental to highway safety.

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 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

2. The finished floor levels of the new dwellings hereby approved shall be set no lower than 80.11m AOD.

Reason: To protect the development from flooding.

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

Reason: To prevent the increased risk of flooding.

4. No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason: In the interests of sustainable development. Salisbury District Council's Supplementary Planning Guidance on "Achieving Sustainable Development" promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies.

5. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

6. No development shall take place within the area of the application until the applicant, or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to protect and conserve the area of archaeological interest.

#### 7. RETENTION OF EXISTING TREES AND SHRUBS.

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 the current British Standard Recommendations for Tree Work.

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

#### 8. Landscape Scheme

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

#### 9. Tree Protection Measures

The development, including site clearance, must not commence until a statement of all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include any necessary fencing, in accordance with the relevant British Standard. It must also include any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior 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 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

10. Notwithstanding the provisions of Class[es] A to E of Schedule 2 (1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling(s) nor the erection of any structures within the curtilage nor any insertion of additional first floor windows, rooflights or velux unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: In the interests of neighbouring amenities and to prevent undue overlooking.

11. Detailed working drawings at a suitable scale of 1:5 to show details of the porches, windows, dormer windows and doors of the terrace (2) Detailed working drawings at a suitable scale of 1:5 to show details of the porches, windows, dormer windows and doors of the terrace (plots 1 to 4) shall be submitted to and approved by the Local Planning Authority before any works commence. The development shall be in accordance with the approved details.

Reason: To secure a harmonious form of development in the streetscene.

12. No development shall take place until details of the treatment of all the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of any of the eight new dwellings hereby approved.

Reason: In the interests of the amenity and the environment of the development.

#### INFORMATIVES:

1. This approval does not give any consent for the demolition or material external alteration or extension of Highfield House.

2. The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum, low-flush toilets, water butts, spray taps, low flow showers (1) and kitchen appliances (where installed) with the maximum water efficiency rating. Greywater recycling and rainwater harvesting should be considered. The submitted scheme should consist of a detailed list and description (including capacities, water consumption rates etc. where applicable) of water saving measures to be employed within the development.

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

G2 General Principles for Development

R2 Public Open Space

H16 Housing Policy Boundary

D2 Design

G4 Flooding

C6 Special Landscape Area

Application Number:	S/2006/1024		
Applicant/ Agent:	MATHEWSON WATERS ARCHITECTS		
Location:	GLEBE FARM HIGH STREET TILSHEAD SALISBURY SP3 4RZ		
Proposal:	CONVERSION OF BRICK STABLE BUILDING TO A DWELLING		
Parish/ Ward	TILSHEAD		
Conservation Area:	TILSHEAD	LB Grade:	
Date Valid:	17 May 2006	Expiry Date	12 July 2006
Case Officer:	Miss L Flindell	Contact Number:	01722 434377

### REASON FOR REPORT TO MEMBERS

Councillor Mills has requested that this item be determined by Committee due to: the interest shown in the application about levels of building/infrastructure/sewage and flooding

### SITE AND ITS SURROUNDINGS

Glebe Farm comprises a main house and range of outbuildings located within the Housing Policy Boundary of Tilshead and additional paddock land to the north. The site is designated as a Conservation Area, a Special Landscape Area, and an area of Special Archaeological Significance.

Glebe Farm house is set back from the main road through Tilshead with vehicular access running to the side accessing the complex of outbuildings.

### THE PROPOSAL

To convert one of the outbuildings (brick stable building) into a residential dwelling.

### PLANNING HISTORY

2006/750 Conversion of brick stable building to a dwelling Withdrawn 17.05.2006  
This application was withdrawn as the application included land not owned by the applicant and had not served notice on all the owners of the land contained within the red line application site area.

### CONSULTATIONS

WCC Highways - No highway objection is raised.

WCC Library/ Museum - The proposal is in an area of some archaeological interest. A rectangular earthwork enclosure of probable Iron Age date has been recorded in the open land to the north of the proposal site, and in recent archaeological excavations, artefacts of both prehistoric, Roman and later date were found.

Any earthmoving or trenching therefore associated with the conversion is likely to disturb valuable archaeological remains and I therefore suggest that, if planning permission is granted, there is a condition on archaeological matters.

This condition should ensure that the applicant engages the services of an archaeological contractor to carry out a watching brief on all earthmoving and trenching with a view to recording archaeological features exposed in these works. The proposed scraping back of the ground adjacent to the barn and any lowering of the floor of the barn are in particular likely to encounter archaeological deposits and the appointed archaeological contractor needs to have an opportunity to record and sample excavate any deposits or features found. You may wish to make use of the standard clause set out in paragraph 30 of PPG 16.

Housing & Health Officer - No observations to make (comment to previous application)  
Specific comment on concerns over surface water and foul drainage:

I do not have any direct evidence relating to flooding on this site, although this general area in Tilshead is prone to spring activity, I have no personal or documentary evidence of this particular site being affected by spring rises.

Sewage problems can arise near the pumping station at times of high ground water when the sewer is surcharged from infiltration via defects in the sewer, leaking laterals, ground level waste gullies and deliberate disposal of flood water into the sewer by householders.

Wessex Water Authority- The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. The developer has proposed to dispose of surface water to soakaway. It is advised that your Council should be satisfied with any arrangement for the satisfactory disposal of surface water from the proposal.

According to our records, there is a public water main and foul sewer crossing 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. It is further recommended that a condition of informative is placed on any consent to require the developer to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of our infrastructure crossing the site. With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage. It is recommended that the developer should agree with Wessex Water prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

English Nature – Response to previous application which included the report from Chalkhill Environmental Consultants:-

'We are satisfied that bats and other protected species are not a material consideration in this proposal.

However please add an informative to any permission that should bats be found during building work, work should stop immediately and English Nature (tel 01380 726 344) be contacted for further advice.'

Environment Agency - Response to previous application:-  
Water efficiency

As this is an application for a residential development, an appropriate condition to ensure that the development includes water efficiency measures should be applied.

It has been agreed with your Council that all residential development in the catchment of the Hampshire Avon River will be subject to such a condition.

Wiltshire and Swindon Biological Records Centre – Many old barns and agricultural buildings contain potential roosting sites for bats and barn owls and although we have no records of bats at these site the following should be considered with reference to the above planning application. A protected species survey is strongly recommended to enable your Council to help determine the applications.

PPG 9 para 47 states that the presence of a protected species is a material consideration when a local planning authority is considering a development proposal which if carried out would be likely to result in harm to the species or its habitat.

If a European protected species is likely to be disturbed or killed, or its breeding site or resting place is likely to be damaged or destroyed a licence from the Defra will be required. In every case a licence cannot be granted unless "there is no satisfactory alternative" and "the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range". Further information on Defra licences can be found on [www.defra.gov.uk](http://www.defra.gov.uk) or by contacting 0845 6014523.

## REPRESENTATIONS

Advertisement Yes, expiry date 22<sup>nd</sup> June 2006

Site Notice displayed Yes, expiry date 6<sup>th</sup> July 2006

Departure No

Neighbour notification Yes, expiry date 9<sup>th</sup> June 2006

Third Party responses Yes, one letter summarised as follows:-

Concerned that additional houses are being built in the area, which is subject to flooding, and the existing foul drainage system cannot cope.

Necessary works on the drainage systems need to be completed first.

Parish Council response            Tilshead Parish Council does not support the above planning application  
The flood prevention work in Tilshead has not yet been completed, and for this reason the Parish Council objects to the above planning application. Until sewage and drainage has been improved to prevent heavy overflows of both sewage, drainage water and spring water flowing into Candown Road and surrounding areas they feel strongly that no further development should take place in the village to add to the problem.  
Please ensure that Tilshead Parish Council's views are represented when the Planning Application is put before the planning committee

## **MAIN ISSUES**

Principle  
Impact to conservation area, special landscape area and neighbouring amenities  
Flooding and drainage  
Water Efficiency  
Protected Species  
Archaeology  
R2

## **POLICY CONTEXT**

Adopted Salisbury District Local Plan policies G1 (sustainable development), G2 (General), G3 (the water environment), G4 (Flooding), G5 (Drainage), D2 (Infill development), H16 (Housing Policy Boundary), C6 (Special Landscape Area), CN8 (Conservation areas), C12 (Protected Species), R2 (open space provision), CN21 (Archaeology)

## **PLANNING CONSIDERATIONS**

### **Principle**

The site is bisected by the identified Housing Policy Boundary for Tilshead. The barn conversion will be located within the Housing Policy Boundary, but residential curtilages extending outside.

Within the Housing Policy Boundary there is a presumption in favour of residential development. PPG 3 advises that the curtilage of existing buildings is considered to be "previously developed" land wherein development proposals should be targeted in the first instance before considering greenfield sites.

Within the Special Landscape Area, development proposals should respect the need for high standards of design and materials and are sympathetic to the landscape.

A proposal for redevelopment, is therefore acceptable in principle, provided that it can demonstrate appropriate scale, design and impact upon the, conservation area, landscape and residential amenity.

### **Impact to conservation area, special landscape area and neighbouring amenities**

The conversion will utilise the existing ground and first floor areas of the barn, retaining the existing openings. A number of additional window and door openings are proposed (the agent has confirmed that these would be similar in profile to the existing windows) including rooflights (which the agent has stated will be conservation type lying flush with the roofslope). No extensions are proposed as part of the development, which will provide a three bedroom dwelling.

The building is of traditional barn design and construction of brick under a slate roof and is considered to be a beneficial feature in the landscape. The Conservation Officer has raised no objections to the proposal subject to conditions (details on windows and conditioning materials).

Subject to conditions, it is considered that the proposal will respect the existing character and appearance of the barn without harm to the character or appearance of the conservation area or the special landscape area.

The property will be accessed via the existing driveway to the side of the main house. However, this dwelling has principal elevations to the north and south, and it is not considered that additional traffic movements to a single dwelling will have an adverse impact upon residential amenity.

Whilst the conversion will be set to the side and rear of Glebe Farm House and The Old Vicarage; the conversion has been designed with first floor rooflights to the landing and bathroom/shower rooms on the south roofslope only with the bedroom windows overlooking the farmland to the rear. A bedroom window is proposed at first floor on the east elevation to provide a means of escape. The applicant has stated that this will be obscured glazed and fixed shut (except for use as an emergency exit). Subject to details of this window being agreed and conditioning that no further windows are to be permitted, it is considered that residential amenity will not be significantly adversely affected.

### **Flooding and drainage**

The application proposes mains drainage and disposal of surface water to soakaways. Objections have been received in relation to potential flooding and inadequacy of the existing mains drainage system.

Wessex Water had not identified capacity problems, and the Environment Agency and Environmental Health Department had no comments to the previous application. The Environmental Health Officer has confirmed that the Council holds no direct evidence relating to flooding on this site, and whilst this general area in Tilshead is prone to spring activity, there is no documentary evidence of this particular site being affected by spring rises.

Wessex Water has advised that there is a public water main and foul sewer crossing the site, although these run along the main road through Tilshead to the south of the site and along the access road to the school to the east and do not cross the site itself.

In light of the concerns over surface water drainage; it is considered appropriate to add a condition that surface water drainage details need to be agreed.

### **Water efficiency**

The site falls within the catchment of the River Avon and the Environment Agency has advised that the habitats and watercourse have been suffering as a result of over abstraction of water resources throughout the catchment. Whilst Wessex Water has raised no objections to the proposal; in order to contribute to reducing water demand in the area to be of benefit to the River Avon and contribute to the preservation of future public water supplies in the area, in accordance with policy G3 of the Local Plan and Salisbury District Council's Supplementary Planning Guidance on "Achieving Sustainable Development" which promotes the prudent use of natural resources, the Environment Agency has recommended a condition that a water efficiency scheme for the development is required to include water efficient appliances, fittings and systems.

### **Protected Species**

Policy C12 of the local plan specifically 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.

A survey was carried out by Chalkhill Environmental Consultants on the 10<sup>th</sup> April 2006. No signs of bats or barn owls were found and the buildings were assessed as having a low potential for roosting bats.

English Nature has advised that they are satisfied that bats and other protected species are not a material consideration in this proposal, although have recommended an informative on any consent which is considered appropriate as a condition.

### **Archaeology**

The County Archaeologist has advised that the development is in an area of archaeological interest.



A rectangular earthwork enclosure of probable Iron Age date has been recorded in the open land to the north of the proposal site, and in recent archaeological excavations, artefacts of both prehistoric, Roman and later date were found. As earthmoving or trenching associated with the conversion may disturb valuable archaeological remains a condition is recommended to ensure that the applicant engages the services of an archaeological contractor to carry out a watching brief on all earthmoving and trenching with a view to recording archaeological features exposed in these works.

## **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 and provided payment.

## **CONCLUSION**

The proposed development is considered to be a suitable re-use of an existing agricultural building that will preserve the rural character and appearance of the Conservation Area and will maintain the appearance of the special landscape area.

## **RECOMMENDATION:**

Subject to the applicant and any other relevant parties entering into a section 106 of the principal act relating to the provision of public recreation open space. (The applicant has completed and returned a draft agreement and financial payment).

## **RECOMMENDATION APPROVE SUBJECT TO S106**

### **REASON FOR APPROVAL:-**

The proposed development is considered to be a suitable re-use of an existing agricultural building that will preserve the rural character and appearance of the Conservation Area and will maintain the appearance of the special landscape area. Wessex Water has identified no sewage capacity problems, and subject to conditions it is not considered that residential amenity of adjacent dwellings will be adversely affected and protected species can be safeguarded.

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. (A07B)

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 (0004 AMENDED)

(2) If any signs of bats or barn owls, or bats or barn owls themselves are found during the development hereby permitted, work should stop immediately and English Nature be contacted immediately for further advice (01380 726 344)

Reason: To safeguard protected species.

(3) Notwithstanding the provisions of Classes A to H of Schedule 2 (Part 1) and Classes A of Schedule 2 (Part 2) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no alterations to the external appearance of the building, no extensions to the building, nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority as a discharge of a condition associated with this permission or upon submission of a planning application in that behalf.

Reason: In the interests of the character and appearance of the special landscape area, original building and Conservation Area.

(4) The development shall not commence until detailed drawings showing the elevations and horizontal sections of the external doors (at a scale of 1:10); the elevations, horizontal and vertical sections of the windows (at a scale of 1:5), and details of the materials/colour/finish of the external doors and windows of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To ensure that the dwelling is appropriately detailed due to its location within the Conservation Area.

(5) The rainwater goods on the development hereby permitted shall be of cast iron or aluminium. Details of the colour and profile shall be submitted to and approved in writing prior to development commencing on site. Development shall be completed in accordance with the agreed details.

Reason: To ensure that the dwelling is appropriately detailed due to its location within the Conservation Area.

(6) No development shall commence until detailed drawings (elevations at 1:10 scale and sections at 1:5) of the rooflights to be used in the development hereby permitted, which shall be conservation type have been submitted to and approved in writing by the Local Planning Authority. Development shall be completed in accordance with the approved details.

Reason: To ensure that the dwelling is appropriately detailed due to its location within the Conservation Area.

(7) If any repointing of the external walls of the development hereby permitted is required, a sample panel that matches the existing historic pointing shall be constructed on the site to be agreed in writing by the Local Planning Authority, prior to the repointing taking place, and shall be implemented as agreed.

Reason: In the interests of the character and appearance of the original building.

(8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additional windows added to the dwelling other than those hereby permitted.

Reason: In the interests of the character and appearance of the special landscape area, original building and Conservation Area and to secure adequate standards of privacy for the occupants of neighbouring dwellings.

(9) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

Reason: In the interests of sustainable development. Salisbury District Council's Supplementary Planning Guidance on "Achieving Sustainable Development" promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies.

(10) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be erected/completed prior to the occupation of the dwelling hereby approved.

Reason: To enable the Local Planning Authority to secure the satisfactory treatment of the boundaries of the site in the interests of visual amenity/securing adequate standards of privacy for occupants of the proposed dwelling and/or neighbouring dwellings.

(11) No development shall take place until samples of the slate to be used in the external elevations of the dwelling hereby permitted have been submitted to and approved in writing by

the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the dwelling is appropriately detailed due to its location within the Conservation Area.

(12) No development shall take place within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: The area is an area of some archaeological interest and a rectangular earthwork enclosure of probable Iron Age date has been recorded in the open land to the north of the proposal site, and in recent archaeological excavations, artefacts of both prehistoric, Roman and later date were found. Any earthmoving or trenching associated with the conversion is likely to disturb valuable archaeological remains.

(13) Before development commences, a scheme for the discharge of surface water from the buildings and all hard surfaces hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and shall be carried out as approved. The approved scheme shall include measures to limit surface water run-off.

(13) Reason: To ensure that the development is provided with a satisfactory means of surface water disposal.

(14) Before the development hereby approved first comes into use, the proposed first floor window to the bedroom on the east elevation shall be glazed with obscure glass, and shall be fixed shut except for use as an emergency escape window in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The glazing so agreed shall be maintained in this condition thereafter.

Reason: To safeguard residential amenity and prevent undue overlooking into the neighbouring property.

#### INFORMATIVES: - POLICY

This decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan G1 (1), G2 (General), G3 (the water environment), G4 (Flooding), G5 (Drainage), D2 (Infill development), H16 (Housing Policy Boundary), C6 (Special Landscape Area), CN8 (Conservation areas), C12 (Protected Species), R2 (open space provision), CN21 (Archaeology)

#### INFORMATIVE:- S106 AGREEMENT

This permission shall be read in conjunction with the Section 106 Agreement, which is applicable to this application, in terms of its restrictions, regulations or provisions

#### INFORMATIVE: WATER EFFICIENCY

The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include as a minimum, low-flush toilets, water butts, spray taps, low flow showers, and kitchen appliances with the maximum water efficiency rating.

#### INFORMATIVE:- WESSEX WATER

The development is located within a foul sewered area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal.

According to our records, there is a public water main and foul sewer crossing 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. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of our infrastructure crossing the site. With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage. It is recommended that the developer should agree with Wessex

Water prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.