

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 04/01/2007

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	Parish/Ward Officer Recommendation Ward Councillors
1	S/2006/2057	DURRINGTON
	Miss L Flindell	REFUSAL
SV	MR HUNT THE OLD RECTORY HACKTHORN DURRINGTON SALISBURY NEW DWELLING AND ASSOCIATED OUTBUILDINGS	DURRINGTON WARD Councillor Baker Councillor Rodell Councillor Mrs Greville
2	S/2006/2296	AMESBURY EAST
	Mr T Wippell	APPROVED WITH CONDITIONS
	GLEN HOLMES 17 TANNERS FIELD AMESBURY SALISBURY TWO STOREY EXTENSION	AMESBURY EAST WARD Councillor Brown Councillor Noeken Councillor Peach
3	S/2006/2134	SOUTH NEWTON
	Mr T Wippell	APPROVED WITH CONDITIONS
SV	MR B M & MRS H M SAYER OLD MILL HOUSE WARMINSTER ROAD SOUTH NEWTON SALISBURY TWO STOREY INFILL EXTENSION TO PROVIDE ANCILLARY ANNEXE	LOWER WYLYE AND WOODFORD VALLEY WARD Councillor Mills Councillor West

4	S/2006/8020	AMESBURY EAST
	Mrs B Jones	OBSERVATIONS TO COMMITTEE
SV	WILTSHIRE COUNTY COUNCIL COUNTY HALL TROWBRIDGE NEW SINGLE STOREY CHILDRENS CENTRE	AMESBURY EAST WARD Councillor Brown Councillor Noeken Councillor Peach

Part 1

Applications recommended for Refusal

1

Application Number:	S/2006/2057		
Applicant/ Agent:	MR S P MANKIN		
Location:	THE OLD RECTORY HACKTHORN DURREINGTON SALISBURY SP4 8AL		
Proposal:	NEW DWELLING AND ASSOCIATED OUTBUILDING		
Parish/ Ward	DURREINGTON		
Conservation Area:	DURREINGTON	LB Grade:	
Date Valid:	9 October 2006	Expiry Date	4 December 2006
Case Officer:	Miss L Flindell	Contact Number:	01722 434377

REASON FOR REPORT TO MEMBERS

Councillor Grevillie has requested that this item be determined by Committee due to:

- the significance of the site in the conservation area

SITE AND ITS SURROUNDINGS

The site is located within the Housing Restraint Area and Conservation Area of Durrington and occupies a prominent position being situated at the junction with Church Street, Hackthorne Road and High Street.

The site slopes down towards the River Avon at the rear.

The site was originally garden to The Old Rectory a two storey dwelling of pebble dashed rendered elevations under a clay tiled roof.

Nos 1-4 Cross Stones to the west of the site are a terrace of cottage scale two storey dwellings.

Planning permission was granted under 2005/1600 for the erection of a new dwelling in the site.

Works have commenced on ground clearance.

THE PROPOSAL

This application is for a revised design to the new dwelling and the addition of an ancillary outbuilding (log cabin) on the site.

PLANNING HISTORY

02/1795	Widening of vehicular access	AC
30.10.02		
04/1663	Construction of new house and formation of new house from existing dwelling	WD
29.11.04		
05/468	Construction of new house & conversion of existing house	

	into two dwellings 18.05.05	WD
05/1600	Demolish existing outbuildings & erect new dwelling with associated parking & new detached double garage to existing dwelling 01.11.05	AC

Reason for approval:-

It is considered that the application site does not constitute an open gap that makes such a positive contribution to the character and appearance of the Housing Restraint Area and Conservation Area that the principle of development is unacceptable. While it is acknowledged that the proposed development will undoubtedly alter the contribution of the site to the character and appearance of the area, it is concluded that the scale and design of the dwelling is acceptable and will fit comfortably in this location. On balance, therefore, it is considered that the proposed development would preserve the character and appearance of the Housing Restraint Area and the Conservation Area.

The proposed development would not materially affect the amenities of the neighbouring residential properties and would provide an acceptable level of on-site parking and turning provision with adequate visibility at the access to Church Street so that there is no highway objection. Although the site is located partly within the 1 in 100 year indicative flood level, the proposed dwelling and garaging are located on the portion of the site that is raised above the flood level and as such the Environment Agency has no objection to the proposed development. It is also considered that measures to ensure that the River Avon Site of Special Scientific Interest (SSSI) that is a part of the River Avon candidate Special Area of Conservation (cSAC) is protected from any pollution or other disturbance can be secured by condition. 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, D2, H19, CN8, CN9, CN10, CN11, CN17, C10, C12, C17, TR11 and R2 of the Adopted Salisbury District Local Plan (June 2003).

06/1656	Demolish existing outbuildings and erect new dwelling 13.09.06	WD
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CONSULTATIONS

WCC Highways - No highway objection subject to conditions:

- Visibility being provided at the site access with nothing over 1.0m in height above the adjoining carriageway level being planted or maintained in front of the dotted splay line indicated on the submitted drawing 951/P4 Rev F
- The access driveway, for a minimum distance of 5.0m measured back from the carriageway edge, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details to be agreed.
- The access shall remain ungated.
- A vehicle area shall be provided within the site and maintained for that purpose only in respect of each dwelling unit. (It is noted that whilst the applicant is shown as the owner of The Old Rectory, it is not shown edged on the submitted plans).

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

Natural England Based on the information provided, English Nature has no objections to the proposed development provided the following comments are incorporated into the permission as conditions or other legally enforceable means. It is our view that (provided conditions area applied) either alone or in combination with other plans or projects it would not be likely to have a significant effect on the important interest features of the River Avon Special Area of Conservation (SAC) or any of the features of special scientific interest of the River Avon System Site of Special Scientific Interest (SSSI). Our detailed reasoning behind this view is set out below:

From the plan it is clear that the development will be set back from the river and there should therefore be no direct impact on habitats within and adjacent to the river. A condition should be applied to ensure that a 8m buffer of native, riverside vegetation is retained and that this area is not incorporated into a managed garden area.

There should be no pollution during construction provided that the applicant provided a method statement detailing how the work will be undertaken and the measures which will be incorporated to prevent pollution prior to the development commencing.

There should be no pollution after construction as foul water will be disposed of to mains sewerage.

There should be no change in the flow regime of the river as surface water will be disposed of via soakaway. The applicant should be encouraged to employ sustainable drainage systems in any areas of hard standing.

I note that a survey for bats and barn owls was completed of the buildings to be demolished and that no signs of these species were found. However, this survey did not cover the likelihood of bats being present within the trees to be felled. From the information contained within the tree survey the likely presence of bats in these trees would seem low. The applicant should be aware that if bats are found at any stage during demolition of the buildings or felling of the trees work must stop immediately and English Nature must be consulted for further advice before any work can continue.

WCC Library/ Museum In light of the small size of the development the disturbance on site I have no comments to make as I do not consider that features relating to the medieval settlement of Durrington are likely to have survived.

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 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.

Please note the proposed development is within a Source Protection Zone and any surface water discharge will need to be in line with EA guidelines.

According to our records, there is a public foul sewer crossing the site. Please find enclosed a copy of our sewer records indicating the approximate position of the apparatus. WW normally requires a minimum 3m easement width on either side of its apparatus for the purpose of maintenance and repair. Diversion or protection works may need to be agreed.

There are water mains within the vicinity of the proposal.

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 PPG 25 (Development and Flood Risk) for the proposed works within Flood Zone 3.

The part of the site containing the proposed Purbeck Log Cabin falls within flood zone 3 (the high risk zone). 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% chance or greater chance of flooding in any given year).

SDC Conservation I am concerned about ridge heights, bulk and closing an important gap.

CPRE Objects to the proposal because it does not meet the expectations of policy H19 (i) and (iv) of the adopted Local Plan. It occupies a prominent position in the conservation area and the house currently proposed does not appear to be of architectural merit or to reflect local vernacular styles.

Salisbury Civic Society The permission for a dwelling on this site, which is already in place, is for a design which while fairly simple is well considered and has the potential if built with conviction to add something of merit to this conservation area location. Despite the claims in the current application that the proposals are for something very much the same as that approved, the design in fact manages to miss out the elements of proportion and fenestration which lend character to the approved scheme and to come up with something which is likely to be no more than mundane. Given that a scheme is already in place which might enhance the

conservation area, the submission of a less considered scheme lacking that potential has to be something to which the Society must object

REPRESENTATIONS

Advertisement	Yes, expiry date 9 th November 2006
Site Notice displayed	Yes, expiry date 29 th November 2006
Departure	No
Neighbour notification	Yes, expiry date 31 st October 2006
Third Party responses	None received
Parish Council response	No objections

MAIN ISSUES

Principle of development, scale and design, impact to conservation area, street scene, flooding

POLICY CONTEXT

Adopted Salisbury District Local Plan policies G1 (Sustainable development), G2 (General), G4 (Flooding), D2 (Infill development), H19 (development in Housing Restraint Areas), CN8, CN9, CN10, CN11, CN17 (Development in Conservation Areas), C10 (Development affecting the River Avon), C12 (protected species)
PPS1 (Delivering sustainable communities)
PPG 25 (Development and Flood Risk)
PPS 25 (Development and Flood Risk)
SPG Creating Places Design Guide

PLANNING CONSIDERATIONS

Principle of development

The principle of a residential dwelling on the site has been accepted under the 2005 consent. The reason for approval of this application stated 'While it is acknowledged that the proposed development will undoubtedly alter the contribution of the site to the character and appearance of the area, it is concluded that the scale and design of the dwelling is acceptable and will fit comfortably in this location. On balance, therefore, it is considered that the proposed development would preserve the character and appearance of the Housing Restraint Area and the Conservation Area.'

Scale and design, impact to conservation area, street scene

However, there are significant alterations to the design of this revised scheme, which are not considered to be appropriate to the site and context and would not preserve the character or appearance of the HRA or CA, as follows:

The site is extremely important within the Conservation Area being a focal point looking into the Conservation Area from the High Street. A building in this location will act as a 'visual stop' and therefore whatever is sited in this location needs to be sensitive to the surrounding area and adjacent buildings.

A distinctive open character defines the Conservation Area and Housing Restraint Area. The amended scheme increases the ridge height and overall bulk of the building particularly at first floor level and above which would fail to preserve an adequate visual gap in the street scene (and hence fail to preserve its existing open character) and will be at odds with the scale of the Old Rectory. It is considered that the revised proposal will have a harmful affect on the character of the area and in particular the Old Rectory and terrace on Hackthorne Road.

In addition to this, the application is not considered to provide appropriate traditional detailing/architectural references or references to local materials.

Policy H19 requires any development in HRA's to demonstrate that the development will have no adverse impact on the character of the settlement, that there will be no loss of an important open space and that the development will be in keeping with the character of the neighbouring properties in terms of plot size, dwelling size and design. The Conservation Area policies also

require development in Conservation Areas to preserve or enhance the character of the area (CN8) and that where open spaces/gaps have a positive contribution to the character and appearance of the area, the development and loss of such spaces will not be permitted (CN10). Policy CN11 also requires views into and out of Conservation Areas to be safeguarded.

PPS1 (para 34) states 'Design, which is inappropriate in its context or which fails to take the opportunities available for improving the character and quality of an area should not be accepted'.

It is considered that the application is contrary to policies G2, D2, H19, CN8, CN10, CN11 and objective 16 of the Councils Design Guide (page 66): -

Objective 16

Applicants will be expected to justify the quality of their scheme through the submission of a design

statement which explains how the style of design chosen is appropriate to its context.

In the case of smaller scale residential development, the proposals should clearly exhibit how the following issues have been addressed:

- *The importance of space between dwellings and groups of buildings*
- *The relationship of the site to the wider landscape*
- *The relationship of dwellings to the street*
- *The variety and scale evident within groups of dwellings*
- *How the new dwelling(s) will relate to the context and to each other to create a particular place*
- *The scale and mass of dwellings providing the context*
- *The detail which typifies local buildings including treatment of window openings in terms of scale, pattern and ornamentation, eaves and gables, extensions and their materials*
- *Whether there are alternatives to standard designs, which could enhance even the non-traditional environment?*

Poor designs, which take no or little account of their local setting, will be refused.

The applicant has included a design and access statement; however, it is not considered that the statement demonstrates that the context of the site and surroundings has been adequately considered.

Flooding

The Environment Agency has also objected to the application on the grounds that the proposed log cabin falls within flood zone 3 (the high risk zone) and the application has not been accompanied by a Flood Risk Assessment (FRA) for the proposed works as required by PPG 25. Planning Policy Statement 25 (Development and Flood Risk) was published in December 2006 and has replaced PPG25. PPS25 (para E9) requires all proposals for new development located in Flood Zones 2 and 3 to be accompanied by a FRA. This should identify and assess the risk of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account.

The applicant has not provided a FRA and the objection from the Environment Agency is still valid.

RECOMMENDATION: REFUSE

Reasons for Refusal:

(1) The part of the site containing the proposed Purbeck Log Cabin falls within flood zone 3 (the high risk zone). 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% chance or greater chance of flooding in any given year). The application is not accompanied by a Flood Risk Assessment (FRA) as required by PPS 25 (Development and Flood Risk) for the proposed works within Flood Zone 3. Therefore insufficient information has been provided to demonstrate that the development will not be at risk from flooding or increase the risk of flooding contrary to policy G4 of the Adopted Local Plan and guidance contained within PPS25.

(2) The site is extremely important within the Conservation Area. The amended scheme to the S/2005/1600 approval increases the ridge height and overall bulk of the building particularly at first floor level and above which would fail to preserve an adequate visual gap in the street scene (and hence fail to preserve its existing open character) and will be at odds with the scale of the Old Rectory. It is considered that the revised proposal will have a harmful affect on the character of the Conservation and Housing Restraint Area and in particular the Old Rectory and terrace on Hackthorne Road (1-4 Cross Stones). In addition to this, the application is not considered to provide appropriate traditional detailing/architectural references or references to local materials. It is considered that the application is contrary to policies G2, D2, H19, CN8, CN10, CN11, Objective 16 of the Councils Design Guide (page 66) and guidance contained within PPS1.

Part 2

Applications recommended for Approval

2

Application Number:	S/2006/2296		
Applicant/ Agent:	GLEN HOLMES		
Location:	17 TANNERS FIELD AMESBURY SALISBURY SP4 7SE		
Proposal:	TWO STOREY EXTENSION		
Parish/ Ward	AMESBURY EAST		
Conservation Area:	LB Grade:		
Date Valid:	7 November 2006	Expiry Date	2 January 2007
Case Officer:	Mr T Wippell	Contact Number:	01722 434554

REASON FOR REPORT TO MEMBERS

Salisbury District Council Employees application.

SITE AND ITS SURROUNDINGS

17 Tanners Field is one of a group of dwellings in an established residential area within the Housing Policy Boundary of Amesbury. As all dwellings on the road are of similar scale and design, it will be important that the sense of detachment between houses remains, and the balance and character of the street scene is preserved.

THE PROPOSAL

The scheme is for a two-storey side extension. The ridgeline is set down lower than the existing, and the extension is slightly stepped back from the front elevation. Materials are render to the front, in contrast to the dark-stained weatherboarding.

PLANNING HISTORY

None relevant

CONSULTATIONS

None

REPRESENTATIONS

Advertisement	No
Site Notice displayed	No
Departure	No
Neighbour notification	Yes, expiry date 29 th November 2006
Third Party Representations:	None received
Parish Council:	No objections. Fairly small extension in a corner plot

POLICY CONTEXT

G2, D3, H16

PLANNING CONSIDERATIONS

Visual amenity

The ridgeline is set down lower than the existing, and the extension is slightly stepped back from the front elevation, creating a subservient form of development. The scale of the proposal ensures that the development will not unbalance or dominate the character of the property or pair of semis, and there is considered to be a sufficient differentiation between the extension and the existing building (including materials) to avoid a 'terracing' effect. The fact that the property occupies a corner plot may lead to some view being restricted and blocked in the road, but the overall character of the street scene will be maintained.

Overshadowing and Overdominance

Due to the close proximity of the extension to the neighbouring property, there is a concern that overdominance and overlooking will occur to the adjacent property No. 19 Tanners Field, especially to the side facing first floor bathroom window and ground floor door and window (presumed to be kitchen). It is accepted that the outlook from the side of No. 19 will be significantly altered.

However, on balance, it is considered that there will not be any significant overshadowing or overdominance to warrant refusing this application. The plot is wide enough to ensure that no considerable overshadowing will occur to any adjacent rear garden areas, and No. 19's side elevation will not be overshadowed or overdominated to a significant degree to warrant refusal. Light will still be received into the main front and rear windows of the adjacent property.

Overlooking

The 'corner plot' relationship in this location may result in oblique overlooking to occur, as the windows of the extension will face towards the side elevation of No.19. On balance, it is considered that overlooking will not be increased to a significant degree to warrant refusal. The first floor extension window is an obscure-glazed bathroom, and the neighbouring windows affected are only a small bathroom window, a kitchen door and a kitchen window.

Conclusion

On balance, it is considered that the extension will not detract from neighbour amenity to a significant degree to warrant refusal. Although it is accepted that some overdominance and overlooking may occur to the side of the neighbouring property (No. 19), overall, when considering the 5-metre gap between the extension and the boundary, the obscure glazing, and the fact that overdominance and overlooking already occurs to some extent in this location (due to the staggered 'corner-plot' arrangements of the properties), the impact of overdominance and overlooking is not considered to be significant enough to warrant refusal.

RECOMMENDATION: APPROVE

Reasons for Approval:

The scale, design, siting and materials proposed are appropriate to the general development criteria, in accordance with the adopted SDLP policies.

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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. (D01A)

Reason 0013: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

3. There shall be no further windows inserted in the northern side in the first floor elevation of the extension hereby permitted (D16A).

Reason: 0018 To ensure adequate privacy for the occupants of neighbouring premises.

4. The proposed bathroom window in the first floor eastern elevation shall be glazed with obscure glass and shall be maintained in this condition thereafter. (D14A)

Reason: 0019 To prevent the undue overlooking of adjoining dwellings.

INFORMATIVE:

This decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan:

- G2 - General Criteria for Development
- D3 - Good Design
- H16 - Housing Policy Boundary

Application Number:	S/2006/2134		
Applicant/ Agent:	JOHN A GOLDFINCH		
Location:	OLD MILL HOUSE WARMINSTER ROAD SOUTH NEWTON SALISBURY SP2 0QD		
Proposal:	TWO STOREY INFILL EXTENSION TO PROVIDE ANCILLARY ANNEXE		
Parish/ Ward	SOUTH NEWTON		
Conservation Area:		LB Grade:	
Date Valid:	13 October 2006	Expiry Date	8 December 2006
Case Officer:	Mr T Wippell	Contact Number:	01722 434554

REASON FOR REPORT TO MEMBERS

Not in accordance with Policy G7: The site lies within a Development Restrain Area and therefore the proposal if approved will be contrary to Policy G7 of the Salisbury District Local Plan.

SITE AND ITS SURROUNDINGS

The property is an attractive brick-built converted mill, situated on the A36 trunk road, on the outskirts of South Newton. The property overlooks the Wylde River and watermeadows to the rear, and there is a large pond and historic 'lock' just behind the main dwelling. The dwelling is built on differing levels, with the gradient of the sloping towards the rear. A large wooden barn adjoins the main dwelling, linked to the property via an open veranda/ balcony area, and is used for domestic storage.

A Bed and Breakfast operation is currently running at the property, with the main dwelling divided between the owner's private space and guest areas.

THE PROPOSAL

The proposal is for a two-storey infill extension in-between the main dwelling and the wooden barn, to replace the existing veranda/ balcony. The additional accommodation will consist of a self contained 'granny annexe' on the ground floor (with bedroom, kitchen, sitting room and shower room), and a garden room above.

PLANNING HISTORY

None relevant

CONSULTATIONS

WCC Highways It is not clear as to whether the annexe is to be additional bed and breakfast accommodation, ancillary accommodation linked to the residential dwelling, or a small unit for open market housing. I would have no objection to an extension to the bed and breakfast accommodation or additional living space tied to the principal dwelling, if conditioned accordingly; however I would raise an objection to the creation of a new separate dwelling unit in this location.

Highways Agency Would have concerns about any consent at this location that might lead to a significant intensification of use of the existing access to the trunk road. We would therefore wish to ensure that this annexe could not be let or sold off separately from the main building.

Environmental Health No objections, subject to the construction details/ flood prevention measures being conditioned on any approval. Also recommend that a condition be added to tie the approval to the existing dwelling.

Environment Agency No objections, on the basis that the proposal is for an extension and not a new dwelling. The Flood Risk Assessment submitted to the Local Planning Authority is satisfactory, and it is considered that flood prevention measures have successfully been incorporated into the design of the scheme.

Forward Planning Recommend approval subject to further consultations. To ensure the unit will not be let or sold separately from the main house, and to fulfill policy H33, a legal agreement must be reached between the applicants and the Local Planning Authority. And although the site is located in a Development Restraint Area, because the proposal is for an extension to an existing occupied building, planning permission could still be given.

However, while the proposed development is in sympathy with the landscape and reflects the main house, the "Creating Places" guide states that the design and building materials should be of a better quality than those suggested. Therefore the proposal should be approved, subject to further consultations and a Design and Access Statement justifying the proposed design and building materials.

REPRESENTATIONS

Advertisement	No	
Site Notice displayed	Yes	26/10/06 – 16/11/06
Departure	Yes	Policy G7
Neighbour notification	No	
Third Party responses	None	
Parish Council response	No response	

MAIN ISSUES

Use of Annexe
Impact on Water course
Impact on Highways safety
Design and materials
Impact on protected species

POLICY CONTEXT

Policy H33 is concerned with the development of accommodation for dependent persons. The policy will allow such development if it is an extension to an existing building and external space around the building remains adequate.

Policy H31 will allow countryside extensions if they are not created for, or be capable of creating, a separate dwelling, and policy H33 can ensure this with a legal agreement. The extension must also be subservient in size and in keeping with the existing dwelling.

Policy C6 is applicable as the site is located in a Special Landscape Area. The policy states that development in these areas must be sympathetic to the landscape in siting and scale, and have high standards of design and building materials.

Policy G7 applies as the site is located within a Development Restraint Area. The policy states that development creating regular occupation of a building will not be permitted because the site is within 400m of a sewage treatment facility and could result in occasional bad odours.

Policy G2- General Policies

Policy D3 states that the extension should integrate with the surrounding buildings and be compatible in scale, design, building materials and the character of the existing building.

Policy CN21- The site is located in an Area of Special Archaeological Significance and would normally require an archaeological evaluation as stated in. However, as the building is undergoing only interior alterations, policy CN21 does not apply.

Policy C11 will permit this development because the proposal will not result in any significant detrimental effects to this Area of High Ecological Value.

PLANNING CONSIDERATIONS

Use of annexe

Policy H33, which deals specifically with accommodation for dependent persons, advises against the creation of new detached annexes, instead favoring either annexes physically attached to the main dwelling or the conversion of existing outbuildings.

As this application proposes an extension to a main dwelling, resulting in little loss of external space, and the unit is also able to be re-absorbed into the main dwelling (with two doors link the extension with the main house and barn next door), it is considered that the annexe could be reabsorbed into the main dwelling successfully.

However, any permission granted should be on the basis that the annexe is appropriate as an ancillary building, and as such its severance from the associated dwelling shall be restricted, unless a new planning consent is sought. To ensure the unit will not be let or sold separately from the main house, and to fulfill policy H33, it is also considered that a legal agreement must be reached between the applicants and the Local Planning Authority.

Impact from close proximity sewage works

The property is located within a Development Restraint Area. The policy states that development creating regular occupation of a building will not be permitted because the site is within 400m of a sewage treatment facility and could result in occasional bad odours: hence the reason for this application being called to committee.

On balance, as this proposal relates to an extension of an already occupied building, rather than a new unoccupied development, this Authority consider that this policy should not prevent this development.

Flood Risk

As part of the site is located within an indicative Flood Plain, the Environment Agency were consulted. The Environment Agency consider that the Flood Risk Assessment submitted is satisfactory, and flood prevention measures have successfully been incorporated into the design of the scheme.

Visual Amenity

The property is an attractive brick-built converted mill, situated on the A36 trunk road, on the outskirts of South Newton. The property overlooks the Wylve River and watermeadows to the rear, and there is a large pond and historic 'lock' just behind the main dwelling. Although the property is not listed and is not within a Conservation Area, it is important that the historic character of the dwelling and wider area is maintained.

The proposal involves the conversion of a one-storey building and the existing balcony above, into a two-storey building with the addition of a roof. There will be a loss in the frontage gap, but this will be relatively small and the original wall will remain unchanged with no windows or doors put in. The proposed alterations are relatively minor in scale to the existing building so the development will be in sympathy to the wider landscape.

Concerns have been raised that the materials are inappropriate for the building, especially the UPVC windows to the rear. Whilst it is accepted that the proposed extension will be smaller in area and height compared to the main house, and the design will reflect the main building with facing bricks, the use of UPVC windows and boarding panels at the rear is debatable.

The design has been prepared to emulate that of the existing houses, with triple section casement windows to the lower ground floor in UPVC to match the existing and boarded panels below, again in UPVC to match the existing, with facing brick panels either side.

On balance, it is considered that the materials proposed are acceptable provided that they match the existing, and the scheme cannot be refused on these grounds alone (The building is

not listed, and is not within a conservation area, and the materials match with the existing dwelling).

Impact on Highways Safety

The dwelling is in such a location that any intensification of use of the existing access to the busy trunk road may have implications for highways safety. The existing access to the site is not ideal at the moment, and any increased traffic movements should not be encouraged, as this could be potentially dangerous.

Both the Highways Agency and WCC Highways teams have been consulted on the application, and have raised concerns that a separate unit of accommodation on this site is likely to lead to an intensification of use at the site, and should be restricted. However, provided that the proposal remains as ancillary accommodation to the main dwelling, and is not to be sold, rented or leased separately, no objections would be raised.

Impact on Protected Species and Water Course

Natural England have been consulted as the site is within close proximity of a SSSI, and there is a concern that pollution could occur to the watercourse during and after construction. The agent has submitted a construction method statement to address these concerns, but Natural England have not yet responded. As such, this application can not yet be determined, and therefore the recommendation to this Committee is that the decision be delegated to the Head of Development Services for approval, on the basis that the English Nature response is favourable, or returned to the next committee if unfavourable.

Conclusion

This application has been considered against the relevant SDLP policies. In the absence of any objections in relation to the impact on flood risk, nearby watercourse, protected species (subject to Natural England response) or highways safety, and in the absence of any Policy objections to the use of the development (subject to a Legal Agreement ensuring that the unit will not be let or sold separately from the main house), it is considered that the scale, design, siting and materials of the development are appropriate to the general development criteria, in accordance with Local Plan policies.

RECOMMENDATION: APPROVE

It is recommended to P & R that the application be approved providing Natural England are satisfied with the proposed construction method statement and following the completion of a Section 106 Agreement to ensure that the accommodation is not sold, leased, rented or otherwise disposed of as a separate dwelling unit.

For the following reasons;-

In the absence of any objections in relation to the impact on flood risk, nearby watercourse, highways safety, or protected species (subject to Natural England response), and in the absence of any Policy objections as to the use of the development (subject to a Legal Agreement ensuring that the unit will not be let or sold separately from the main house), it is considered that the scale, design, siting and materials of the development are appropriate to the general development criteria, in accordance with policies.

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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. (D01A)

Reason 0013: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

3.This development shall be in accordance with the submitted Flood Risk Assessment deposited with the Local Planning Authority on 13/10/06, unless otherwise agreed in writing by the Local Planning Authority. (B03A)

Reason: 0065 To safeguard the locality and the development against the risk of flooding.

4.This development shall be in accordance with the submitted method statement deposited with the Local Planning Authority on 27/11/06, unless otherwise agreed in writing by the Local Planning Authority. (B03A)

Reason: 0065 To prevent pollution to the River Wyle.

INFORMATIVE:

This decision has been taken in accordance with the following policies of the adopted Salisbury District Local Plan:

Policy H33 Accommodation for dependent persons.

Policy H31 Extensions in the Countryside

Policy C6 Special Landscape Area

Policy G2 General Principles for Development

Policy D3 Design

Policy CN21 Area of Special Archaeological Significance

Policy C11 Area of High Ecological Value.

Part 3

Applications recommended for the Observations of the Area Committee

4

Application Number:	S/2006/8020		
Applicant/ Agent:	STEPHENS COX ASSOCIATES		
Location:	KITCHENER ROAD AMESBURY SALISBURY SP4 7AX		
Proposal:	NEW SINGLE STOREY CHILDRENS CENTRE		
Parish/ Ward	AMESBURY EAST		
Conservation Area:	AMESBURY	LB Grade:	II
Date Valid:	1 December 2006	Expiry Date	22 December 2006
Case Officer:	Mrs B Jones	Contact Number:	01722 434388

REASON FOR REPORT TO MEMBERS

HDS does not consider it prudent to exercise delegated powers

SITE AND ITS SURROUNDINGS

The site is an existing primary school, located between Kitchener Road and Coldharbour in Amesbury. The site comprises a number of school buildings, with associated car parking, hard surfaced playgrounds and school playing fields.

The site lies inside the Housing Policy Boundary, and forms part of a tarmac playground (Policy R5) and forms part of the curtilage of the existing school complex. The site is also within an Area of Special Archaeological Significance.

THE PROPOSAL

The applicant is seeking to provide a Children's Centre, as part of the Government's Sure Start programme. Amesbury was identified as a site for the Children's Centre because it is identified as being in the top 70% of most disadvantaged areas in the country. The centre would provide new accommodation for integrated care and learning, with a meeting room, and space for drop in services.

The proposed Children's Centre is intended to provide services to the most disadvantaged families in Amesbury, and also to provide outreach facilities across the Amesbury community area. The centre would provide a multi agency service covering aspects of Early Years provision, family support and parental outreach, child and family health services, parental involvement and links with Job Centre plus. The new building is therefore intended to provide a community facility, and would be open for a *minimum* 5 days a week, 48 weeks a year, for 10 hours a day.

PLANNING HISTORY

S/2003/1448 New Sports Hall and Supporting Accommodation NOBJ

CONSULTATIONS and REPRESENTATIONS

This is an application made to Wiltshire County Council, the District Council therefore does not publicise the application or request representations.

MAIN ISSUES

Scale and Design
Impact on Landscape Setting of Salisbury & Wilton and Recreation Open Space
Neighbouring amenities
Highway Safety

POLICY CONTEXT

Adopted SDLP G1, G2, PS5, D2, R5

PLANNING CONSIDERATIONS

Principle

Policy PS5 supports the principle of the development of new educational facilities, provided they are of a permanent construction. The proposals would be of a permanent construction, forming a new building within the curtilage of the school, in accordance with Policy PS5.

Scale, design, impact on Streetscene and loss of Recreational Space

The proposal is to construct a detached, single storey building, separate from the Primary School. The building has been designed to “enhance the character of the existing buildings” on the site. The building would be accessed from Kitchener Road, and the playing fields and upper playground would be protected.

The existing school buildings comprise flat and pitched roofs, with a bell tower and chimney stacks. There is also a mixture of residential property in the area. The applicant felt it important to create light and well ventilated spaces, so spilt monopitched roofs are proposed, with a clerestory window in the west elevation. Existing buildings comprise red and buff stock brick under plain clay roofs with some flat linking roofs. The new mono pitched roofs would be steel, with aluminium water goods, windows and doors and red brick elevations to match the most recent development on the site, the community hall.

Policy D2 sets out the criteria for infill development. Whilst the new building would be prominent when viewed from Kitchener Road, it would be single storey, with the end elevation facing the road. A more recent mono pitched roof has already been provided on the site, to the rear of the main school building, which is of more traditional appearance. On balance, it is considered that the building would be an acceptable addition to the school complex, and would respect the character and appearance of the area. The proposed materials would be in keeping with other buildings on the school site, and the development would therefore satisfy Policy D2.

The new building would be located on the site of the existing playground to take advantage of services and topography (the site slopes downwards from north west to south east). A new pedestrian entrance path would be created from Kitchener Road and the rear of the building utilises the existing playground and boundary brick walls, providing access to the school fields. A covered play area would link all the playrooms with a new soft play safety surface.

The existing car park would be re-ordered and an additional 4+4 disabled spaces would be provided. To compensate for the loss of amenity space (tarmac playground) it is proposed to redevelop the site of the old mobile classrooms into high quality playground space, incorporating shaded seating and areas for ball games. The new recreational space would be located between the two main buildings to provide a secure central play area.

Policy R5 states that development that would lead to the loss of school playing fields or other recreational open space will not be permitted unless alternative equivalent provision is made available in the locality. The applicant has considered the loss of the existing tarmac area and made alternative provision within the site for a high quality play space. The grassed fields would not be affected. Therefore, it is considered that Policy R5 would be satisfied.

Neighbouring Amenities

The site lies outside inside the Housing Policy Boundary, and residential properties bound the school site. However, these properties are visually separated by the playing field and Kitchener Road. Therefore, there would be no harmful visual impact on adjoining amenities.

As set out in the proposals section, the building would be open for longer hours than the primary school, and for a *minimum* 5 days a week, 48 weeks a year, for 10 hours a day. There is likely therefore to be more activity associated with the school site, and Wiltshire County Council Highways would need to be satisfied that impacts on highway safety were acceptable. Wiltshire County Council suggests that many of the facility's users would arrive on foot, with children in buggys and pushchairs. However, there would be some increased level of vehicular activity associated with the building. An additional 4+4 disabled spaces are proposed. In conclusion, it is considered that provided a travel plan is implemented to reduce the number of car borne trips that could be generated by the new facility, the development is unlikely to harm existing amenities in the locality, in accordance with Policy G2. Members may also wish to consider suggesting an hours of use condition to Wiltshire County Council, although the development is intended to provide a community facility beyond normal school hours and such a condition may not be workable.

Car Parking and Highway Safety

An access statement has been submitted, and it is considered that WCC highways should be satisfied with the aims of the plans and rearrangement of the parking area. For reasons of amenity and sustainability, Members may feel that a travel plan is necessary for the development to ensure that use of the private car to access the facility is minimised (see amenity above).

Protected Species

A protected species survey has been submitted and found no evidence of species on the site. However, a number of precautionary recommendations are made in the report.

CONCLUSION

In summary, the proposal would make effective use of an existing school site, and would respect the existing features and materials of the existing buildings. Subject to implementation of a travel plan, the proposal is unlikely to be detrimental to neighbouring amenity.

RECOMMENDATION: NO OBJECTION

That Wiltshire County Council be advised that the District Planning Authority has no objection in principle, subject to the following:

1. That the Highway Authority are satisfied with the application on highway safety grounds, and appropriate conditions are attached, to ensure implementation of a travel plan.
2. Conditions are attached to any permission, to ensure that materials used in the construction of the external surfaces of the development match those used in the existing school buildings.
3. Conditions are attached to any permission requiring the applicant to implement the recommendations in the Habitat Survey of 10th August 2006.
4. Conditions are attached requiring the applicant to submit further details of the new playground, and for the development to be implemented in full accordance with the details and maintained for recreational purposes thereafter.

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

- G1 Sustainable Development
- G2 General Principles for Development
- PS5 Education
- D2 Design
- R5 School Playing Fields