

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 23 AUGUST 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/2007/1363	CHOLDERTON
3 - 9	Miss L Flindell	REFUSAL
	COUNTRY LEISURE GLP LTD CHOLDERTON SALISBURY ERECTION OF NEW BUILDING FOR B2 USE AND ASSOCIATED LANDSCAPING AND ACCESS WORKS	UPPER BOURNE IDMISTON AND WINTERBOURNE WARD Councillor Hewitt Councillor Wren
2	S/2007/1137	ALLINGTON
10 - 12	Mrs S Appleton	REFUSAL
	MRS KAREN LANE WESSEX LODGE WYNDHAM LANE ALLINGTON SALISBURY RETROSPECTIVE APPLICATION FOR ERECTION OF 1.3 METRE HIGH FENCE TO THE FRONT OF THE PROPERTY	UPPER BOURNE IDMISTON AND WINTERBOURNE WARD Councillor Hewitt Councillor Wren

Part 1

Applications recommended for Refusal

1

Application Number:	S/2007/1363		
Applicant/ Agent:	TURLEY ASSOCIATES		
Location:	COUNTRY LEISURE GLP LTD CHOLDERTON SALISBURY SP4 0EQ		
Proposal:	ERECTION OF NEW BUILDING FOR CLASS B2 USE AND ASSOCIATED LANDSCAPING AND ACCESS WORKS		
Parish/ Ward	CHOLDERTON		
Conservation Area:		LB Grade:	
Date Valid:	4 July 2007	Expiry Date	29 August 2007
Case Officer:	Miss L Flindell	Contact Number:	01722 434377

REASON FOR REPORT TO MEMBERS

Councillor Hewitt has requested that this item be determined by Committee due to the prominent nature of the site

SITE AND ITS SURROUNDINGS

The site is located within open countryside accessed from a road running parallel with the A303. There are three existing buildings on the site with associated outside storage areas and car parking. The site is occupied as Country Leisure GRP Ltd. The company manufacture fibre glass mouldings for primarily for the leisure industry but also produce industrial, automotive and architectural mouldings.

THE PROPOSAL

It is proposed to construct a new building for class B2 use with associated landscaping and access works.

PLANNING HISTORY

77/645	Dairy unit	Permitted dev.
78/125	Steel framed general purpose building	AC 12.04.78
79/2	Steel framed general purpose building with lean-to concrete block walls & Yorkshire boarding	AC 21.02.79
85/413	Dairy & cattle housing	AC 09.05.85
88/2087	Use of land for clay pigeon shooting school	AC 24.02.89
89/1592	Change of use to light industrial	AC 11.10.89
89/1780	O/L agricultural bungalow	AC 14.12.89
90/355	Erection of agricultural bungalow	AC 25.04.90
90/456	Change of use to light industrial & erection of new building	R 27.06.90

90/1640	Change of use to leisure products manufacturing (B2)	AC	23.07.91
98/1858	Erection of additional industrial (B2) building and associated landscaping works at Country Leisure	AC	22.02.99
03/2303	Temporary siting of mobile office building for 10 years	AC	29.12.03

CONSULTATIONS

WCC Highways - On the basis that your authority is satisfied that the proposed development conforms to policy E19 I would not wish to raise a highway objection to the proposal. I am aware however of the remote location of the site and you may consider that there is a requirement for a formal Green Travel Plan as part of the granting of any planning permission.

WCC Library/ Museum - Nothing of archaeological interest is likely to be affected by the proposal and therefore I have no issues to raise

Housing & Health Officer - I have no observations to make in connection with this application

Environment Agency - The applicant proposes use of non mains private drainage facilities. However if the site is located within an area served by a public sewer according to Circular 3/99. Planning requirement in respect of the Use of Non Mains Sewerage incorporating Septic Tanks in New Development connection should be made to this sewer in preference to private drainage options unless the applicant can provide good reason why this is unfeasible. The Planning Inspectorate has in this respect supported the advice of Circular 3/99.

If a new septic tank treatment plant is the only feasible option for the disposal of foul water or if there is an increase in effluent volume into an existing system a Consent to Discharge may be required. This must be obtained from us before any discharge occurs and before any development commences. This process can take up to four months to complete and no guarantee can be given regarding the eventual outcome of any application. The applicant is advised to contact us on 01258 483438 for further details on Consents to Discharge.

Natural England - Based on the information provided Natural England objects to the proposed development. We recommend that the local planning authority refuse planning permission on the grounds that the application contains insufficient survey information to demonstrate whether or not the development would have an adverse effect on legally protected species.

The protection afforded these species is explained in Part IV and Annex A of Circular 06 2005 Biodiversity and Geological Conservation Statutory Obligations and their Impact within the Planning System. Surveys, assessments and recommendations for mitigation measures should be undertaken by suitably experienced persons holding any relevant licences. In order to assess the potential implications on protected species any subsequent planning application should include the following information:

What is the potential of the site to support protected species

If it has potential, then

- What are the species concerned
- What is the population level at the site or affected by the proposal
- What impact is the proposal likely to have upon the species present
- Is the impact necessary or acceptable
- What can be done to mitigate against this impact
- Is a licence required

Further information on protected species surveys can be found on pages 48 50 of the Guide to Good Practice accompanying PPS9. Guidelines on mitigation can also be downloaded from the publications section of Natural England's website at www.english.nature.org.uk

We also recommend that the local planning authority considers all the points made in the attached annex. This provides guidance on survey requirements and information on how the authority should fulfil its duty on biodiversity issues under Section 40 1 of the Natural Environment Rural Communities Act 2006 Regulation 3 4 of The Conservation Natural Habitats c Regulations 1994 and Section 74 of the Countryside Rights of Way Act 2000 to ensure that the potential impact of development on species and habitats of principal importance is addressed.

Please note that if planning permission is granted the applicants should be informed that this does not absolve them from complying with the relevant law protecting species including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of Circular 06 2005

Annex Important note to local planning authority

1. Local Planning Authorities and their biodiversity duty

We would urge the Council to note that local authorities have many and varied responsibilities and duties on biodiversity matters including as owners of land designated as Sites of Special Scientific Interest SSSI i.e. as section 28G bodies and in respect of European protected species and habitats Under section 40 1 of the Natural Environment Rural Communities Act 2006 a duty is placed on public authorities including local planning authorities to have regard to biodiversity in exercising their functions Further the potential impact of development on certain species and habitats of principal importance is addressed in detail under regulation 3 4 of The Conservation Natural Habitats c Regulations 1994 and section 74 of the Countryside Rights of Way Act 2000

These duties and others are set out in detail in the legal Circular 06 2005 to PPS9 Biodiversity and Geological Conservation and we would urge the Council to bear this in mind in the execution of its nature conservation related functions

2. Protected species

Paragraph 98 of Circular 06 2005 accompanying PPS9 states that the presence of a protected species is a material consideration when a planning authority is considering a development proposal that if carried out would be likely to result in harm to the species or its habitat English Nature therefore advises local planning authorities to direct developers to commission an ecological survey of the proposal site prior to determination of an application so this material consideration is fully addressed in making a decision The survey should be carried out by suitably experienced persons holding any relevant licenses and aim to identify the following information

Description of the proposal details of the type scale location timing and methodology of the proposed works including relevant plans diagrams and schedules

Survey for protected species thorough and robust survey of the development site and any other areas likely to be affected by the proposals for protected species

Impact assessment clear assessment of the likely impacts of the proposal upon protected species

Mitigation strategy to clarify how the likely impact will be addressed in order to ensure no detriment to the maintenance of the population at a favourable conservation status of the protected species. This should be proportionate to perceived impacts and must include clear site specific prescriptions rather than vague general or indicative possibilities and

Delivery mechanisms to include additional information as appropriate to the mitigation strategy that will be required to ensure that the proposed mitigation works are feasible and deliverable e.g. architects plans, licenses, planning agreements, contractors precautionary method statements

It is the responsibility of the developer to provide this information to enable English Nature to make a substantive response and for the local planning authority to fully assess the proposal Circular 08 2005 states that the 21 day consultation period for statutory consultees

Highways Agency - No objection

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes, expiry date 2 nd August 2007
Departure	No
Neighbour notification	Yes, expiry date 26 th July 2007
Third Party responses	No
Parish Council response	We have examined this proposal for the erection of a new building at Country Leisure and have no objection or comment to offer. This application should be approved

MAIN ISSUES

Principle
Drainage
Protected species

POLICY CONTEXT

Salisbury District Local Plan Adopted 30th June 2003
G1 (Sustainable development)

G2 (General)
G5 (Foul drainage)
G8 (Groundwater Source Protection Area)
E19 (Employment)
C1 & C2 (the rural environment)
C12 (Protected Species)

PPS 9 – Biodiversity and Geological Conservation

Circular 3/99 (Drainage)
Circular 06/2005 – Biodiversity and Geological Conservation

PLANNING CONSIDERATIONS

Principle

The proposed development is located in the countryside away from an existing settlement and policy E19 of the Local Plan is applicable. It states, “Except within the New Forest Heritage Area, proposals to redevelop or enlarge existing employment sites in the countryside will be permitted where the proposed development would take place within the existing boundaries of the site. Proposals involving land outside established boundaries will be considered if;

- the proposal would result in improved local employment opportunities;
- the proposal will improve the operational efficiency of the enterprise;
- there is no suitable alternative buildings in the immediate locality;
- there is no adverse impact on the character of the surrounding landscape or biodiversity;
- there is no unacceptable increase in vehicular traffic or additional reliance on the private car; and
- the environment of any nearby dwellings will not be adversely affected.”

The proposal involves land both within the existing site boundary and an area of land outside of the existing boundary. The development proposed within the existing site boundary is in principle acceptable according to policy E19. However, a triangular section of agricultural land between the existing development site and the access road to the south (outlined in yellow on plan 07/107/05) also forms part of the development site. Due to the irregular shape of this area of land, and taking into account that farming practices use large agricultural machinery, it is considered to be of limited practical use in modern agriculture. The Forward Planning Department have not raised a policy objection subject to the development meeting the more specific requirements of policy E19: -

Local employment opportunities

The applicant’s Design and Access statement confirms that the existing company employs 38 staff at the Cholderton site and that the proposed development will create approximately 8-10 new jobs, improving local employment opportunities.

Operational efficiency and alternative buildings

The applicant confirms in the Design and Access statement that the company’s existing manufacturing facilities are at full capacity and new facilities are required to enable existing orders to be fulfilled and commit to future orders.

It is considered that siting the proposal on the existing site is the most viable option and will help to improve operational efficiency (the applicant confirms that it is essential that the entire manufacturing process takes place on a single site as to split production over different locations would prove unviable and adversely affect the competitiveness of the business). There are no suitable alternative buildings in the immediate locality, which could be used by the business.

Impact on the surrounding landscape

Although the land to the north of the site is designated as a Special Landscape Area, there are no landscape designations on the proposed site, which is defined as open countryside. Policies C1 and C2 require development in the open countryside to be strictly limited unless it would benefit the local economy and maintain or enhance the environment and protect, restore and improve the natural beauty of the District.

The site rises to south with the existing building to the south of the proposed site at a higher level. The cross section plan through the site illustrates that the proposed building will have a lower ridge height to the existing building to the south.

There are existing hedges to the north of the site with the access road, and it is proposed to add additional landscaping including a hedge to the east boundary to the open field.

The scale, design and materials proposed are utilitarian but similar to the existing building to the south, and agricultural in appearance, and therefore considered appropriate to the overall appearance of the site and rural character of the area.

Subject to conditions it is considered that the proposed landscaping will help to screen the development from the wider landscape.

Vehicular traffic increases/reliance on the private car

The existing access allows easy connection onto the A303. An additional building on the site will result in increased employees, deliveries and pick ups, although it is not considered that this will create an unacceptable increase in vehicular movements.

Wiltshire County Council Highways Department and the Highways Agency have raised no objections to the proposal, although WCC Highways have suggested that a green travel plan should be considered. The applicant's Design and Access statement already confirms that a 'car share' scheme is already in place and that this will be extended to new employees. As the site is located in a remote location, in order to promote sustainable modes of travel to and from the site, and to reduce reliance on the private car, it is considered reasonable that a condition could be added to an approval that a formal green travel plan be agreed.

Impact to residential amenity

Policy E19 also requires the development to not have an adverse affect on the environment of nearby dwellings. The Design and Access Statement does state, "although they are neither harmful or toxic, the business does produce industrial odours associated with GRP manufacture" (p9).

The proposed development is located within approximately 100m of a dwelling; however, no objections have been raised from the Environmental Health Officer.

Drainage

The development proposes toilet facilities for the staff and to connect to an existing septic tank.

Policy G5 of the local plan requires development to have a satisfactory means of foul sewage disposal and states in sewerred areas new development will be expected to connect to main drainage.

Circular 03/99 provides advice on the exercise of planning controls on non-mains sewerage and associated sewage disposal aspects of future development so as to avoid environmental, amenity or public health problems which could arise from the inappropriate use of non-mains sewerage systems, particularly those incorporating septic tanks.

Annex A of Circular 03/99 states that **the responsibility for demonstrating that a new development is effectively served by a sewerage system rests primarily with the developer** and that before determining an application the local planning authority needs to be satisfied that the sewerage arrangements are suitable.

Connection should be made to the public sewer in preference to private drainage options, unless the applicant can provide a good reason why such a connection is not feasible (in accordance with Circular 3/99).

Paragraph 3 of Annex A of Circular 3/99 states that 'If by taking into account the cost and/or practicality, it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, a package sewage treatment plant incorporating a combination of treatment processes should be considered.

Annex A (Paragraph 5) states 'Applications for planning permission should be supported by a full assessment of the proposed use of septic tanks, to confirm that the adverse effects by reference to the factors listed in paragraph 6 of the annex (including contravention of recognised practices, adverse effect on water, damage to the environment, high water table, liability to flood etc) will not arise'.

The site is designated as a Groundwater Source Protection Area in the local plan. Policy G8 of the local plan requires the local planning authority to ensure that development respects the need to protect water

resources. The supporting text to policy G8 states that in Groundwater Source Protection Areas, the local planning authority is concerned that within these areas there shall be no demonstrable risk of pollution to watercourses and groundwater where water resources could be at risk.

The applicant has not provided a justification for the use of non-mains drainage, or that a sewage treatment has been considered and discounted (as the next preferred option for non mains drainage).

The applicant has not provided an analysis of the Circular 03/99 tests by a qualified drainage expert. It is therefore considered that insufficient information has been provided to demonstrate that the use of a septic tank will not lead to a significant environmental, amenity or public health hazard, as required by Circular 03/99.

Protected Species

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

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

The applicant was advised that a protected species survey is required. In the absence of such a survey, it is considered that insufficient information has been supplied to demonstrate that the proposal will not harm protected species.

CONCLUSION

The new building is required to increase manufacturing capacity in order to meet continuing demand for the company's products. The development will create approximately 8-10 jobs. The building is considered appropriate to the overall appearance of the site and rural character of the area, and subject to conditioning additional landscaping it is not considered that the development will have an adverse impact to the landscape designated as open countryside in the local plan and adjacent to a Special Landscape Area.

However, the applicant is proposing to connect to an existing septic tank. Circular 3/99 requires connection to the public sewer in preference to private drainage options, unless the applicant can provide a good reason why such a connection is not feasible (in accordance with Circular 3/99).

The applicant has not provided a justification for the use of non-mains drainage, or that a sewage treatment has been considered and discounted (as the next preferred option for non mains drainage).

The applicant has not provided an analysis of the Circular 03/99 "assessment of non-mains drainage" tests (Paragraph 6) for connection to a septic tank. It is therefore considered that insufficient information has been provided to demonstrate that the use of a septic tank will not lead to a significant environmental, amenity or public health hazard, as required by Circular 03/99 and contrary to policies G5 and G8 of the Adopted Salisbury District Local Plan.

Insufficient information has also been supplied to demonstrate that the proposal will not harm protected species, contrary to policy C12 of the Adopted Salisbury District Local Plan and advice contained within PPS 9 (Nature Conservation)

RECOMMENDATION: REFUSAL

Reasons for refusal:-

1. The applicant is proposing to connect to an existing septic tank. Circular 3/99 requires connection to the public sewer in preference to private drainage options, unless the applicant can provide a good reason why such a connection is not feasible (in accordance with Circular 3/99).

Circular 3/99 states that only if it can be clearly demonstrated by the developer that mains drainage or a sewage treatment plant is not feasible, should a system incorporating septic tanks be considered.

The applicant has not provided a justification for the use of non-mains drainage, or that a sewage treatment has been considered and discounted (as the next preferred option for non mains drainage).

The site is located within a Groundwater Source Protection Zone. The applicant has not provided an analysis of the Circular 03/99 "assessment of non-mains drainage" tests (Paragraph 6) for connection to a septic tank. It is therefore considered that insufficient information has been provided to demonstrate that the use of a septic tank will not lead to a significant environmental, amenity or public health hazard, as required by Circular 03/99 and contrary to policies G5 and G8 of the Adopted Salisbury District Local Plan.

2. Insufficient information has also been supplied to demonstrate that the proposal will not harm protected species, contrary to policy C12 of the Adopted Salisbury District Local Plan and advice contained within PPS 9 (Nature Conservation) and Circular 06/2005 (Biodiversity & Geological Conservation)

Application Number:	S/2007/1137		
Applicant/ Agent:	MRS KAREN LANE		
Location:	WESSEX LODGE WYNDHAM LANE ALLINGTON SALISBURY SP4 0BY		
Proposal:	RETROSPECTIVE APPLICATION FOR THE ERECTION OF A 1.3METRE HIGH FENCE TO THE FRONT OF THE PROPERTY ALLINGTON		
Parish/ Ward	ALLINGTON		
Conservation Area:	LB Grade:		
Date Valid:	4 June 2007	Expiry Date	30 July 2007
Case Officer:	Mrs S Appleton	Contact Number:	01722 434541

REASON FOR REPORT TO MEMBERS

HDS does not consider it prudent to exercise delegated powers

SITE AND ITS SURROUNDINGS

Wessex Lodge is a detached bungalow located within a Housing Policy Boundary in the village of Allington to the north of Salisbury.

THE PROPOSAL

This is a retrospective application for the erection of a 1.3 metre fence to the front of the site.

PLANNING HISTORY

S/2007/1138	Proposed single garage with internal storage area for disabled equipment	AC 11.07.07
S/2007/0835	Single storey extension	AC 18.06.07
S/2007/0668	Proposed new garage to house motability vehicle and disabled equipment	WD 23.05.07

CONSULTATIONS

WCC Highways - Object

Visibility from and of a vehicle leaving the site access is severely restricted by the fence for which permission is being sought and also by the stone wall behind which the fence stands. Can you confirm if the erection of the wall, which looks fairly new, should be or has been the subject of a planning application.

As the fence now stands I have no option but to recommend refusal for the reason stated above, but even with its removal visibility would still be restricted by the wall.

With regards to the question as to whether the existing wall needed formal planning consent, as it is under a metre in height, the wall does not require formal planning permission.

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes – Expiry 05/07/2007
Departure	No
Neighbour notification	Yes – Expiry 27/06/2007
Third Party responses	No
Parish Council response	No

MAIN ISSUES

Principle

Impact on the visual amenities of the street scene

Impact on neighbour amenities

Impact on highway safety

Other issues

POLICY CONTEXT

Adopted Salisbury District Local Plan, G2 (General) and C6 (Special Landscape Area).

PLANNING CONSIDERATIONS

Principle

Unfortunately, there is no policy within the adopted Salisbury District Local Plan, which deals specifically with fences or other means of enclosure. As a result, the proposal should comply with the aims of both general policy G2 and policy C6, which deals with developments within a Special Landscape Area.

- Any new development should be considered against the aims of policy G2, the criteria relevant in this case are:
- The development should have a satisfactory means of access and turning space within the site, where appropriate.
- The avoidance of placing an undue burden on existing or proposed services and facilities, the existing or proposed local road network or other infrastructure.
- There should be respect for existing beneficial landscape, ecological, archaeological or architectural features and include measures for the enhancement of such features and the landscaping of the site where appropriate.
- The avoidance of unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers.

Policy C6 relates to developments within a Special Landscape Area and states that proposals should have a particular regard to the high quality of the landscape. Where proposals, which would not have an adverse effect on the quality of the landscape, they will be subject to the following criteria:

- The siting and scale of the development to be sympathetic with the landscape; and
- High standards of landscaping and design, using materials, which are, appropriate to the locality and reflect the character of the area.

Impact on the visual amenities of the street scene

The 1.3 metre high timber close-boarded fence is situated on the front boundary of the site, adjacent to an existing retaining wall, which fronts Wyndham Lane. The framework of the fence faces towards the street scene and the applicant has used the space between the existing wall and the fence to implement some planting.

The surrounding area is characterised by the use of relatively low walls, fences and hedges. The new development of Bishops Reach to the south west of the site does include a high wall close to the road. However, this wall is separated from the road by a pavement, whilst the wall and fence at Wessex Lodge fronts directly onto the road. As a result of its overall height, the fence creates a dominant feature, which is very prominent within the street scene. This prominence is not helped by the fact that the supporting structure of the fence faces onto the road. As a result, it is considered that the fence has a detrimental impact on the visual amenities of the existing street scene significant enough to warrant refusing the application.

Notwithstanding the above, should members be minded to approve the application, a possible solution to mitigate against some of the visual impact would be to turn the fence around, so that the supporting structure (i.e. the posts and struts) face inwards towards the house, instead of towards the road.

Members should note that the neighbouring property to the north west (Malpas) also has a fence on its front boundary that is over 1 metre in height and should therefore have planning permission. However, no planning history can be found for a formal application at this site.

Impact on neighbour amenities

As the fence is located on the front boundary of the site, it causes no adverse impacts on the residential amenities of the occupier's of the neighbouring dwellings.

Impact on highway safety

As the fence fronts a road, the highways authority at Wiltshire County Council was consulted on the application. The highways officer has raised concerns over the visibility when pulling out of the drive of Wessex Lodge. He states that visibility from and of a vehicle leaving the site access is severely restricted by both the existing wall and fence. He has therefore recommended that the application be refused on highway safety grounds, although has mentioned that even if the fence were to be removed, visibility would still be somewhat restricted by the low-level wall.

Other issues

During various correspondences the applicant has mentioned other walls and fences over 1 metre in height within the village that have been erected on the front boundary and has argued that these have set a precedent for future development. However, each application received by the Local Planning Authority has to be dealt with on its own merits and even if one application is approved, it does not guarantee approval for a similar development within the immediate vicinity. In this instance, due to the prominence of the fence, which is considered to discord with the existing character of the area and the associated highway safety issues, officers feel that they have no option but to recommend refusal of this application.

The applicant has asked that previous correspondence and photographs showing other means of enclosures around the village is made available to members when deciding the application. These details have been attached as an appendix to this report.

CONCLUSION

As a result of its location and overall size, it is considered that the fence will have a detrimental impact on the visual amenities of the existing street scene and also impedes visibility from and of a vehicle leaving the site access.

RECOMMENDATION: REFUSAL

Reasons for refusal:-

1. The fence, as a result of its overall size and location on the front boundary of the site, has a significant adverse impact on the visual amenities of the street scene, contrary to policy G2 of the adopted Salisbury District Local Plan.
2. The fence, as a result of its size and location, severely restricts the visibility from and of a vehicle leaving the site access to the detriment of highway safety, contrary to policy G2 of the Salisbury District Local Plan.

Part 2
Applications recommended for Approval

No Approvals

Part 3
**Applications recommended for the Observations of the
Area Committee**

No Observations