

**NORTHERN AREA COMMITTEE 16<sup>th</sup> SEPTEMBER 2004  
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

Planslist  
Item No.

1. **S/2004/564 - CONSTRUCTION O APARTMENT BLOCK COMPRISING 6no. ONE BED & 10no. TWO BED FLATS WITH ASSOCIATED ACCESS & PARKING. CONSTRUCTION & ALTERATION TO ACCESS AT LAND AT BUTTERFIELD DOWN, AMESBURY.**

Letter from objector - withdrawing earlier objections following receipt of amended plans.

E mail from Representative of the Amesbury Baptist Church - withdrawing earlier objections following meeting with developer to agree joint car park management arrangements.

E mail from WCC Education - confirming bid for Secondary Education provision based upon 2 bed flats only at £29,700.

- 2 **S/2004/565 - 3 RETAIL UNITS WITH 4 ONE BED AND 12 TWO BED FLATS ABOVE CONSTRUCTION AND ALTERATION TO ACCESS AT LAND AT BUTTERFIELD DOWN, AMESBURY.**

Comments made above in respect of S/2004/564 apply equally to S/2004/565. In addition:

E mail correspondence with both developer and Environmental Health Officer regarding proposed hours of use conditions.

Applicant's position:

Would like 0600 – 2300 retail opening times & Deliveries from 0500, both to be 7 days per week.

Environmental Health Position:

Opening times 0700- 2000, Mon - Saturday I can accept, but it is stretching it. On Sunday I would suggest 8am - 1pm.

There should be no concession on deliveries at unsocial hours. They need to organise their work load better. When Tesco wanted deliveries before 0600 in the city centre they were told if they did an abatement notice would be on the way. Tesco don't accept deliveries before 6 and Waitrose don't deliver before 7. In both cases residents are some distance away, not living above as would be the case here.

Letter from agent submitting street scene illustration including Gleeson housing and Baptist Church together with submission relating to delivery times commencing at 0400.

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**3. S/2004/1794 - FOUR NEW DWELLINGS AND CONVERSION OF CHAPEL TO TWO BEDROOM DWELLINGS AT LAND ADJACENT TO YEW TREE COTTAGE, WYLYE ROAD, HANGING LANGFORD.**

Letter from Wessex Water:

The development is located within a foul sewer area.

There are water mains within the vicinity of the proposal.

The developer has proposed to dispose of surface water to soakaways. It is advised that your council should be satisfied with any arrangement for the disposal of surface water from the proposal.

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

Letter from Environment Agency:

The Environment Agency does not wish to provide any comment regarding the above planning application. This is because the proposal is outside the scope of the LPA consultation process.

Conservation Officer:

The proposed houses to the street front should be at the same level as Yew Tree Cottage (Houses 1 & 2)

Garage doors, windows should be painted timber for all houses, finish of weatherboarding to be agreed

Recommend stone dressings to garage for Yew Tree Cottage removed

Window, door and eaves details required (large scale elevations, vertical, horizontal sections).

Rainwater goods should be cast iron or aluminium

Thatched roof should be wrap over flush ridge.

Parish Council – attached in full as appendix 1

Letter from Agent – attached in full as appendix 2

Third Party Representations –

2 letters confirming that earlier objections are withdrawn and issues have been addressed  
These letters make the following points:

- The developer has listened to concerns expressed by neighbours, DC and Highways and tried to accommodate most areas of concern and building design.
- Access satisfies Highways,

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- Wessex Water has no objections (drainage and sewage systems suitable),
- Project to be built to a high standard (to be monitored).
- House 1 could benefit from lowering ridge height by 2-3ft.

13 letters of objection raising the following issues:

*Issues already raised in previous application:*

- Concerns as to title and ownership of Chapel Lane.
- Wylve is susceptible to flash flooding- Surfacing of access will accelerate the flow of surface water from the track, increasing surface water flooding and channel water directly into Hopper Cottage (2 ft below ground water) and surrounding properties – water runs off southern slopes (any houses will need proper and sufficient drainage).
- Loading on local infrastructure - Foul drainage in area is already overloaded - Safety and access – C10 only 4m wide, poor visibility, high speeds, opposite entrance to other development.
- Adverse impact to environment and River Avon Systems SSSI and cSAC (pollution of River Avon from excess sewage).
- Density & scale - Development inappropriate, scale and number of houses too great for area.
- Loss of important open area, impact to setting of listed building/conservation area.
- Pavement to satisfy Highways concerns, removal of fence and surfacing of track is totally out of character within the village and conservation area.
- Inadequate parking – parking on Chapel Lane/Wylve Road conflicting with other users. Garage to house faces onto lane.
- Will need to restrict parking on Chapel Lane and Wylve Road and no pedestrian access from houses 1 & 2
- Houses to rear of site will overlook and overshadow Edencote and whole site/inappropriate backland development.
- House 4 nearest Edencote should be bungalow or removed.
- House 1 on corner overpowering, too large and high, will need to be built at road level.

*Additional issues raised:*

- Zodiac Farms claims ownership of track (Chapel Lane). There is no right for anyone else to propose moving the track, resurfacing, or using as part of a building development. Zodiac Farms is not prepared at this time to agree to the movement of the access track. **(Note,ownership of land is not in itself a ground for refusal. Additionally, the applicant has submitted correspondence confirming that their discussions with Zodiac Farms had confirmed a right of access but no proof of ownership.)**
- The new track layout, widens the entry, but it will be impossible for any large agricultural machinery to access it, because of the closeness of Springfield and Hopper Cottage opposite.
- Diversion of track moves it onto 'private land' with implications for access rights. (track forms access to village allotments, residents homes and surrounding farmland)

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- The local residents are against the development (over 50 attended a public meeting in May to show opposition).
- Publicity expires after the Northern Area Committee (30<sup>th</sup> September 2004)
- Chapel Lane is widened and diverted, altering street scene, out of character with area.

**Impact to Hopper Cottage**

- The eastern verge of the access will be directly opposite the gate and front door of Hopper Cottage, vehicles utilising the access will be hazard for owners and Hopper Cottage and loss of amenity from headlights.
- Overpowering impact/loss of light and general amenity to Hopper Cottage (altered siting of House 1, gable end now angled towards Hopper Cottage).
- The development will be built on rising ground to the south of Hopper Cottage.

**Additional conditions**

Following the Conservation Officer's comments, the following additional conditions are recommended:

23) The garage doors and windows of the development hereby permitted shall be of timber and painted in a finish to be submitted to and approved in writing by the Local Planning Authority, prior to development commencing on the site. The development shall be completed in accordance with the approved details.

Reason: To secure a harmonious form of development.

24) The rainwater goods on the development hereby permitted shall be of cast iron or aluminium.

Reason: To secure a harmonious form of development.

Appendices (2)

Mr J Hammond  
Principal Planner  
Salisbury District Council  
61 Wyndham Road  
Salisbury  
Wiltshire  
SP1 3AH

15<sup>th</sup> September 2004

Dear Mr Hammond

**Re: Yew Tree Cottage, Hanging Langford**  
**Four new houses and Conversion of Chapel to two-bedroom house**  
**ref: S\2004\1794**

I am writing in response to the further issues raised by the Parish Council in their letter dated 9<sup>th</sup> September 2004.

**'Sewage and Surface Water'**

I understand that Wessex Water have indicated that, considering the capacity of the existing infrastructure for water supply and foul drainage systems, the proposed development is acceptable to them. My understanding of the problems that have occurred in recent times, referred to by the Parish Council, is due to the high water table in flooding conditions.

Whilst the development site is not subject to flooding there are a number of measures we are prepared to take to mitigate the flood risk.

**Permeable Road Surfaces**

The effect of introducing hard surfaces is a reduction in the area of open ground for natural surface water drainage. There are available tarmacadam road surfaces that are permeable. We would be prepared to use such a surface material for the new road.

**Flood Attenuation Measures**

Flash floods can exceed the capacity of conventional soakaways. In order to build in more capacity to allow for flash flooding conditions, a flood attenuation scheme would incorporate ground chambers. A system of storage volume would intercept the flow to the soakaways and would mitigate the effects of excessive surface water.

We would be willing to incorporate such flood attenuation measures in the scheme.

## **'Traffic and Parking Access'**

### **Parking – total parking provision**

In response to the concerns raised by the Parish Council regarding parking, attached is an extract of the site plan, Drawing No. 1058/01<sub>G</sub>, annotated to show the parking potential of the site as proposed.

- The informal parking spaces for visitor parking totals 8 spaces.
- Added to the spaces within the curtilage of the proposed dwellings and Yew Tree Cottage (including garages) of 12 spaces provides a total of 20 spaces.
- Regarding the concern of agricultural vehicles passing a car parked in the space to House 1, the proposed road at 4.1m width provides more than adequate width (Chapel Lane reduces in width, before the fields to the south of the railway line, to the pinch point of the tunnel of 3.7m).

### **Access road – improvements**

Regarding the Parish Council concerns relating to the realignment and improvement of the existing sub-standard access. The proposed access road improvements exceeds the County Highways requirements of

- \* Turn radius at bell mouth 6m – as proposed 7m.
- \* Sight lines 60m – as proposed 61m to West and 90m plus to the East.

The width of the proposed road at 4.1m increases from the existing of 3.0m.

### **Hopper Cottage – access road.**

To address any concern that, headlights of vehicles at night, from the access turning right would face the windows of Hopper Cottage, I attach an extract from the 1:200 drawing of the proposal dwg. no. 2004 – 283-03.

It is clear from this plan that the new road alignment does not face Hopper Cottage. I have shown the path of a car exiting right. This shows that a car would be aligned with the road before it reaches Hopper Cottage and the effect of head lights would be no different from any passing car.

## **'Height of Housing'**

### **Site Levels**

In order to address the concerns that were raised regarding the level of the recently constructed house 'Durgan'. We would be prepared to agree levels of the proposed houses before construction. In particular those of House 1 and 2 to avoid them being at the existing ground level, but at a lower level that would relate to the level Wylle Road and Chapel Lane.

**'Unadopted Track'**

The question of ownership of the Track has been dealt with by solicitors Whitehead Vizard. I am enclosing separately copies of confidential correspondence.

Zodiac Farms Ltd have claimed to own Chapel Lane but have been unable to produce documented evidence supporting their claim.

I hope I have addressed the issues that have been raised; if however any matter needs further information, please do not hesitate to contact me before committee.

Yours sincerely,

**Peter Borchert**

Encs.

# STEEPLE LANGFORD PARISH COUNCIL

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Lucy Flindell,  
Planning Dept,  
Salisbury District Council,  
61 Wyndham Road,  
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Wilts,  
SP1 3AH.

9<sup>th</sup> September 04

Dear Ms Flindell.

REF: S/2004/1794

**PROPOSAL:** Full application – four new dwellings and conversion of chapel to two bedroom dwelling

**LOCATION:** Yew Tree Cottage, Hanging Langford

**OBJECTION:** The Parish Council held a further public meeting on 7<sup>th</sup> September and objection to the proposed development (now under ref s/2004/1794) is upheld.

## SEWAGE & SURFACE WATER

There are still serious concerns regarding sewage and surface water and the Parish Council feels that the proposed development will exacerbate the current problem. We must highlight that at our last meeting with Wessex Water which was called following flooding and sewage issues last winter, the Senior Engineer from Wessex Water had stated that there would be no review of the sewage and drainage system for the next 20 – 25 years unless there was major building in the area. The Parish Council feels that the proposed development will seriously overload the sewage system and will also put undue pressure on our water supply - please note that there is already an unacceptable emergency plan for the pumping of sewage into the River Wythe and water extraction is already taking place from the river to top up supply to homes.

It is also felt that the diversion and surfacing of Chapel Lane will exacerbate the problem of surface water flooding for residents in the immediate proximity.

## TRAFFIC & PARKING ACCESS

Concerns have been raised regarding how the development will affect the access for farm vehicles into Chapel Lane. It is felt that vehicles parking outside of house 1 will block access for farm and railway vehicles and for adjoining residents.



There are also concerns that the diversion of Chapel Lane will mean that the turning circle for farm, railway (and other) vehicles will be directly outside Hopper Cottage. The diversion of the lane also means that the additional traffic resulting from the development will be turning right outside Hopper Cottage and at night, the lights of all vehicles leaving the site will be shining into this residents' home.

### DENSITY AND HEIGHT OF HOUSING

We still feel that this is over development of a rural site. The proposed dwellings at the rear of the site still overlook and shade the surrounding homes.

### UNADOPTED TRACK

There is still question as to the title and ownership of Chapel Lane. We would express serious concerns regarding the 'grassing over' and diversion of the existing ancient track which forms not only access to residents' homes and access to surrounding farmland, but also our right of way to the village allotments. The diversion and placing of lammas on this track is unacceptable to residents not only from a 'conservation' and aesthetic point of view, but also in terms of surface run-off etc as detailed above.

### CONSERVATION AREA

In a conservation area, the proposed re landscaping of Yew Tree Cottage road boundary and diversion of Chapel Lane is unacceptable and not in keeping with the village surroundings. The residents are totally opposed to the inclusion of a pavement, which is totally out of character in this part of the village.

We look forward to receiving your comments.

Yours sincerely,



MRS G HELYER  
CHAIRMAN - STEEPLE LANGFORD PARISH COUNCIL

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9<sup>th</sup> September 04

Dear Ms Flindell,

REF : S/2004/1794  
SECTION 106 NOTICE

**PROPOSAL :** Full application – four new dwellings and conversion of chapel to two bedroom dwelling

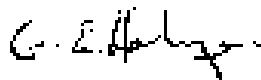
**LOCATION:** Yew Tree Cottage, Hanging Langford

The Parish Council wish to draw your attention to the issue of the inclusion of Chapel Lane into the overall development area plan.

There is still question as to the title and ownership of Chapel Lane. We would express serious concerns regarding the 'grassing over' and diversion of the existing ancient track, which forms not only access to residents' homes and access to surrounding farmland, but also our right of way to the village allotments. We find it unacceptable that it is proposed that the track is in theory diverted on to private land.

We look forward to receiving your comments

Yours sincerely,



MRS G HELYER  
CHAIRMAN STEEPLE LANGFORD PARISH COUNCIL