

# Schedule Of Planning Applications For Consideration

*In The following Order:*

Part 1) Applications Recommended For Refusal

*Part 2) Applications Recommended for Approval*

*Part 3) Applications For The Observations of the Area Committee*

With respect to the undermentioned planning applications responses from bodies consulted thereon and representations received from the public thereon constitute background papers with the Local Government (Access to Information) Act 1985.

## *ABBREVIATIONS USED THROUGHOUT THE TEXT*

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

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING  
COMMITTEE  
SOUTHERN AREA – 19/06/08

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

<b>Item Page</b>	<b>Application No</b>	<b>Parish/Ward Officer Recommendation Ward Councillors</b>
1	S/2008/0850	LAVERTOCK
Pages 3 -6	Mr O Marigold	APPROVE WITH CONDITIONS
SITE VISIT  15:45	MR NIGEL LILLEY WEATHERBOARD BARN MILFORD FARM SALISBURY SP1 1NJ  CHANGE OF USE OF LAND TO RESIDENTIAL & INSERTION OF ADDITIONAL WINDOWS TO APPROVED SCHEME	LAVERTOCK WARD  Councillor King Councillor McLennan

# Part 2

## Applications recommended for Approval

1

Application Number:	S/2008/0850		
Applicant/ Agent:	NIGEL LILLEY		
Location:	WEATHERBOARD BARN MILFORD FARM SALISBURY SP1 1NJ		
Proposal:	CHANGE OF USE OF LAND TO RESIDENTIAL & INSERTION OF ADDITIONAL WINDOWS TO APPROVED SCHEME		
Parish/ Ward	LAVERSTOCK		
Conservation Area:		LB Grade:	
Date Valid:	7 May 2008	Expiry Date	2 July 2008
Case Officer:	Mr O Marigold	Contact Number:	01722 434293

### REASON FOR REPORT TO MEMBERS

Councillor McLennan has asked that the application be heard at Southern Area Committee in light of the planning history of the site

### SITE AND ITS SURROUNDINGS

The site consists of a barn that is in the late stages of being converted into a dwelling. It forms one of two barns converted into two dwelling, for which permission was granted on appeal.

The barns lie within a group of buildings at Milford Farm, Petersfinger Road, Salisbury. These are in the countryside and the Area of Landscape Setting for Salisbury and Wilton.

### THE PROPOSAL

The application proposes the retrospective approval of 6 additional windows. These are 3 on the front elevation serving en-suite, bathroom and kitchen; 1 on the south west (side) elevation serving the master bedroom and 1 utility room window to the rear.

Permission is also sought for the use of a narrow strip of land behind the barn for residential use. This did not fall within the red line of the scheme approved at appeal and therefore remains agricultural. It consists of an area some 27.4m by 2.6m that is currently paved with paving stones, steps to existing doorways etc

### PLANNING HISTORY

The planning history of the site (Milford Farm) as a whole is complex, particularly including the adjacent cowshed barn and the original dwelling at Milford Farmhouse. The application relating to this specific barn is:

S/2004/0948 Conversion of redundant farm buildings to two dwellings provision of garage and amendments to highway access, Refused on 16<sup>th</sup> July 2004. Allowed on appeal.

The following application relates to land to the west of the site, but within the ownership of the applicant:

S/2007/1647 Erection of 2 no stables hay and equestrian store and hard standing change of use of land for the recreational keeping of houses, Approved with conditions on 10<sup>th</sup> October 2007

## CONSULTATIONS

**Highway Authority** No objection

## REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes – expired 05/06/08
Departure	No
Neighbour notification	Yes – expired 27/05/08
Third Party responses	Yes – 1 letter objecting to the application (no reasons given)
Parish Council:	Yes – Object on grounds that the area landscaped for garden is larger than that marked on the plan.

## MAIN ISSUES

Impact on character and appearance of the countryside/landscape setting  
Impact on living conditions of neighbouring uses  
Other issues

## POLICY CONTEXT

C2	Development in the countryside
C7	Landscape Setting of Salisbury and Wilton
C22	Conversion of buildings in the countryside
G2	General Development Criteria

## PLANNING CONSIDERATIONS

### ***Impact on character and appearance of the countryside/landscape setting***

The site lies in the countryside and landscape setting area, and as a result as a matter of principle new development is to be strictly controlled. However, policy C22 does permit residential barn conversions subject to various criteria and it was on this basis that the Inspector granted permission in 2004. That permission has now being implemented (at least in relation to this barn), and the conversion is nearing completion.

In undertaking the conversion, a number of additional windows have been inserted beyond the windows approved as part of the 2004 permission, which this application seeks to regularise.

When considering barn conversions, the Council's Supplementary Planning Guidance 'The Conversion of Buildings in the Countryside' does advise that "*existing original window and door openings should be utilised where possible*" and that "*New openings will only be permitted where absolutely necessary and where they respect the character of the building. They should be carefully placed on the less publicly visible elevations*".

In this case, however, the barn as approved included a number of additional windows (ie not using existing openings). Furthermore the additional openings that have been installed are considered appropriate in their appearance and design being dark stained, simple windows that maintain the overall appearance of an agricultural barn. It is therefore considered that the additional windows do not harm the character and appearance of the barn or the wider countryside/landscape setting.

In relation to the proposed strip of garden use, as a general rule the incursion of domestic garden into open countryside is resisted as adversely harming its character. In this case, however, the approved barn conversion includes a number of doors and windows on the rear

elevation that would not be openable without transgressing the tightly-drawn red line on the original approval.

Given this fact, and that this application relates only to a relatively small area that would not be visible from public view, it is considered that the increase in garden would not harm the character and appearance of the countryside or landscape setting. It is considered necessary, however, to remove 'permitted development' rights to prevent any building or extension on this land.

Although the concerns of the Parish Council are understood, the concerns relate to an area beyond that proposed for residential use as part of this application and therefore cannot form a reason to refuse this current application.

### ***Impact on living conditions of neighbouring uses***

Consideration has been given to the proposed windows and their impact on the living conditions of nearby properties (both that already occupied as dwelling – Milford Farmhouse - and the other dwelling formed from the second barn). Three of the additional windows face into the courtyard, but there are already a number of much larger windows that face in this direction. These windows do not make that situation any worse, and do not in any case adversely overlook either of the neighbouring properties, being some 40m from Milford Farmhouse. Similarly the other (side and rear) windows would not overlook neighbouring dwellings.

Consideration has also been given to the impact of the increased domestic use, but this would have no material impact on the living conditions of neighbouring uses.

### ***Other issues***

The proposed changes have no material impact on highway safety, or on protected species. It is considered that the change of use of land would not raise archaeological issues or any other material planning objections.

### **RECOMMENDATION: Approve, for the following reason:**

The change of use of the strip of the paved land behind the barn, and the alterations to the barn as carried out, do not harm the character and appearance of the countryside of Special Landscape Area, the living conditions of nearby existing or proposed dwellings, or any other material planning consideration. They therefore comply with the relevant saved policies of the Adopted Salisbury District Local Plan

### **REASON FOR APPROVAL**

The change of use of the strip of the paved land behind the barn, and the alterations to the barn as carried out, do not harm the character and appearance of the countryside of Special Landscape Area, the living conditions of nearby existing or proposed dwellings, or any other material planning consideration. They therefore comply with the relevant saved policies of the Adopted Salisbury District Local Plan

### **And subject to the following conditions:**

- (1) Notwithstanding the provisions of Classes A to H of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling nor the erection of any structures within the curtilage as hereby approved unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason (1): in the interests of the character and appearance of the area

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

- C2 Development in the countryside
- C7 Landscape Setting of Salisbury and Wilton
- C22 Conversion of buildings in the countryside
- G2 General Development Criteria