

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
SOUTHERN AREA & 14TH AUGUST 2008

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 Site Visit	Application No	Parish/Ward Officer Recommendation Ward Councillors
1	S/2007/2541	LAVERSTOCK
2-10	Mrs Amanda Iles	APPROVED WITH CONDITIONS
	MR DAVID GUY THE BEEHIVE COTTAGE AMESBURY ROAD OLD SARUM SALISBURY SP4 6BL CHANGE OF USE OF COTTAGE TO OFFICES WITH ANCILLARY RESIDENTIAL USE AND ERECTION OF NEW BUILDING TO FORM HEALTHCARE CLINIC WITH ASSOCIATED CAR PARKING AND TURNING AREA.	LAVERSTOCK WARD Councillor King Councillor McLennan
2	PN/2008/0023	LAVERSTOCK
11-17	Mrs J Wallace	GRANT
SV 15:00hrs	VODAFONE LTD LAND AT COW LANE LAVERSTOCK SALISBURY SP1 2SR A 12M TIMBER POLE WITH 3 ANTENNAS, 0.3M LINK DISH AND EQUIPMENT CABINET.	LAVERSTOCK WARD Councillor King Councillor McLennan
3	S/2008/0507	ALDERBURY
18-23	Mrs Amanda Iles	APPROVED WITH CONDITIONS
	BARCLAY AND PHILLIPS LTD FERNCOT SOUTHAMPTON ROAD ALDERBURY SALISBURY SP5 3AG TWO DETACHED DWELLINGS AND GARAGES WITH NEW ACCESS	ALDERBURY & WHITEPARISH WARD Councillor Britton Councillor Clewer Councillor Randall
4	S/2008/0171	BRITFORD
24-37	Mrs J Wallace	APPROVE SUBJECT TO S106
SV 15:30hrs	PRIME MERIDIAN CORNWORTHY COOMBE ROAD SALISBURY SP2 8BT DEMOLITION OF EXISTING BUILDINGS, ERECTION OF 13 DETACHED DWELLINGS & RELOCATION OF EXISTING ACCESS ONTO OLD BLANDFORD ROAD.	EBBLE WARD Councillor Rycroft

Part 2

Applications recommended for Approval

1

Application Number:	S/2007/2541		
Applicant/ Agent:	MARTYN SMITH		
Location:	THE BEEHIVE COTTAGE, AMESBURY ROAD OLD SARUM SALISBURY SP4 6BL		
Proposal:	CHANGE OF USE OF COTTAGE TO OFFICES WITH ANCILLARY RESIDENTIAL USE AND ERECTION OF NEW BUILDING TO FORM HEALTHCARE CLINIC WITH ASSOCIATED CAR PARKING AND TURNING AREA		
Parish/ Ward	LAVERSTOCK		
Conservation Area:	LB Grade:	II	
Date Valid:	20 December 2007	Expiry Date	14 February 2008
Case Officer:	Mrs Amanda Iles	Contact Number:	01722 434312

REASON FOR REPORT TO MEMBERS

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

SITE AND ITS SURROUNDINGS

The Beehive is a former turnpike tollhouse which was originally located on the junction of the Salisbury to Amesbury Road and the Salisbury to Marlborough turnpike but following site revisions is now bounded only by the A345 Salisbury to Amesbury Road. It is a two storey brick and flint building with a slate and lead roof and the remainder of the site is made up of level ground partly given over to car parking with a small amount of landscaping. A yew tree within the curtilage is subject to a Tree Preservation Order. The site is located within the open countryside of the Landscape Setting of Salisbury & Wilton.

THE PROPOSAL

Permission is sought to change the use of the cottage to offices with ancillary residential use, and the erection of a new building to form a healthcare clinic with associated car parking and turning area. The healthcare centre will comprise of a main reception and waiting area, 4 treatment rooms, operating theatre and preparation room and ancillary office, store and staff patient toilets and shower. The treatment available at the centre will be preventative medicine, muscular-skeletal rehabilitative medicine and complimentary medicine.

The building will be single storey with brick and flint walls to the North elevation, timber cladding and brickwork to the south and a curved zinc roof split into two sections. The junction of the two roofs is divided by a glazed panel.

Since the application was originally submitted the building has been moved 500mm to the northeast and the car parking adjacent to the yew tree adjusted with car parking space 6 moved out of the zone of the tree canopy.

PLANNING HISTORY

78/716	Bathroom and lobby	R	7.03.79
		App all	18.09.80

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79/169LB	Bathroom extension	A	05.03.80
89/1647LB	Demolition of existing cottage and buildings.	R	06.12.89
98/1507	First floor extension over ground floor and alteration to access.	AC	09.11.98
98/1508	First floor extension over existing ground floor. Removal of lean-to and replacement with porch. Refurbishment of dilapidation to matching features.	AC	09.11.98
00/595	Erection of two timber sheds and one greenhouse.	AC	09.05.00
00/596	Erection of two timber sheds (4' x 4' & 10' x 8') shiplap brown and one timber/acrylic sheet greenhouse (8' x 6').	AC	09.05.00
02/0013	Perimeter fencing	AC	17.04.02

CONSULTATIONS

WCC Highways:	Object on sustainability grounds
WCC Library/ Heritage:	No objections subject to conditions
Environmental Health Officer:	No observations
Wessex Water:	No objections
Environment Agency:	No objections subject to conditions
Natural England:	Object, see below
Civic Society:	The new building is not sufficiently in keeping with the cottage and detracts from it.

REPRESENTATIONS

Advertisement	Yes	Expired 10/07/08
Site Notice displayed	Yes	Expired 10/07/08
Departure	No	
Neighbour notification	No	
Parish Council response	Yes	
Third Party responses	Yes	1 letter of support and one objecting due to no signage details being submitted

The Salisbury Campaign for Better Transport have objected on the un-sustainability of the location some distance from the new housing development with no information on cycle parking and bin storage provision.

MAIN ISSUES

Principle of Development
Impact on Scheduled Ancient Monument and Wider Landscape
Impact on Character and Setting of the Listed Building
Highway and Sustainability Issues
Archaeological Impact
Ecological Impact
Impact on Trees
Ground Water Protection

POLICY CONTEXT

The following 'saved' policies of the Adopted Salisbury District Local Plan are of relevance to this application: G2, PS1, C7, CN4 and CN5.

PLANNING CONSIDERATIONS

Principle of Development

There are two main issues of principle related to this application, which have a significant bearing on the outcome of this application.

Firstly, the site is located within the "Landscape Setting of Salisbury & Wilton" which is restrictive against new development stating, "new development will not be permitted during the lifetime of this plan to ensure there would be no detriment to the visual quality of the landscape". However, Policy C7 has not always been applied as a complete blanket on development. Within the supporting text it is stated that "built development or changes of use of land will therefore only be permissible where, in addition to being fully in accordance with other relevant policies of this Local Plan, it can be demonstrated that the quality of the landscape will not be impaired". As such, there is some scope for allowing modest development within the "Landscape Setting of Salisbury & Wilton" where impact on the landscape is judged as not being significant. Members will need to consider this issue carefully. The visual impact of the scheme is considered elsewhere in this report.

Secondly, the other main issue of principle that Members need to consider is whether or not it is appropriate for this kind of use to be located in the chosen location. (This issue is linked to the issue of sustainability which is discussed in the highways section of this report).

Normally, community and other similar facilities are expected to be sited in the city centre. However, in support of this application, the applicant has submitted information that endeavours to explain why this particular use cannot be sited within the adjacent city centre of Salisbury. However, officers are rather unconvinced by these arguments, particularly as it would appear that the applicant purchased the site before more appropriate sites were considered fully. In officer's opinion, the use being proposed is similar to other community/health style uses such as doctors surgeries, dental surgeries and the like, which operate quite successfully in the city centre.

However, this is not a straightforward consideration. A major complication in considering this application is that local plan policy PS1 is permissive of health facilities "within or adjoining settlements".

Therefore, even if Members or officers remain unconvinced by the applicant's arguments regards the siting of this use, the comprehensive redevelopment of the land to the north of this application site is a material consideration in the determination of this application.

Members need to therefore take on board that the site lies adjacent to the Beehive Park and Ride, a facility that is effectively contiguous with the wider area of employment and housing extending around 1 mile to the North East, which includes the Old Sarum Aerodrome, Salisbury City FC, a major housing and employment allocation as well as existing housing and employment. In addition, the site is fairly small and its development is unlikely to lead to the convergence of Salisbury with any other settlement.

As a consequence, Members need to consider whether or not this site can be described as currently being "within" or "adjoining" the new settlement of Old Sarum.

Impact on Scheduled Ancient Monument and Wider Landscape

The site is visible from the wider area, in particular from the nearby Old Sarum Scheduled Ancient Monument. However, it is considered that the proposed building will be read in conjunction with the nearby development detailed above. Although the landscape to the north is currently still relatively undeveloped it must be remembered that when the housing and

employment land are fully developed the proposed building will be read in conjunction with this from Old Sarum, in addition to the existing buildings.

In comparison to the large hangers and industrial units that are located to the east the building is small in scale being only single storey and not exceeding the height of the existing listed building. In terms of design the brick and flint used to construct the building will ensure that it will harmonise with the existing building and the use of two levels will break up the mass. Therefore, on balance, it is considered that the impact on the Landscape Setting of Salisbury and Wilton will be insignificant enough to overcome the 'in principle' policy objection. However, it is considered essential to impose a condition to ensure that the building will not be sold, let or occupied separately from The Beehive itself.

When considering this issue and the impact on the setting of the listed building, Members should also note that until a few years ago, much of the land subject of this application site actually formed part of the public highway, and consequently, the site has never been truly part of the open countryside, and has only recently formed part of the curtilage of the listed building.

Impact on Character and Setting of the Listed Building

The existing toll house is listed predominately due to its previous historic use as opposed to its inherent building quality, and as above, it must be noted that until recent years, much of what is now within the curtilage of the cottage was actually public highway.

Policy CN4 supports the change of use of listed buildings providing "it contributes towards the retention of such buildings without adversely affecting their character, setting or structural integrity". The cottage has been vacant in recent years and has been vulnerable to deterioration whilst not in use. The siting and isolation of the cottage on the busy A345 makes it unattractive for residential use and the Conservation Officer believes that the proposed use offers a sympathetic use for the building.

Whilst the proposed new building appears on plan to be significantly bigger than the listed building, the overall built form and massing of the building has been kept as modest as possible. The use of a contemporary language for the new building is a bold step, but given the context of the adjacent developments to the north, it is considered that it would be difficult to raise a strong objection on architectural grounds to this proposal.

As a consequence, given the previous history of this site in recent years, the nature of the existing and planned surrounding context, and the reuse of the listed building, it is considered that in this particular instance, the development proposed would alter, but not adversely harm the character or setting of the listed building.

Highway and Sustainability Issues

WCC Highways consider that 3 parking spaces per treatment room, i.e. 12 spaces are adequate and as such have no objections on highway safety grounds.

However, County Highways has objected on sustainability grounds, as it considers that the siting of a private health care facility in this location is not sustainable, as it will encourage customers and staff to travel by private car being remote from populated areas.

As mentioned elsewhere in this officer report, this is a fundamental issue that Members must consider carefully.

Officers understand the stance of WCC Highways regards this matter, and this report has previously indicated that officers still remain to be convinced that the proposed use could not be located in the city centre.

However, the area is a point of current mixed use growth and is served by a number of scheduled bus services as well as the regular Park and Ride and is connected to Salisbury via a cycle/foot path. In addition, people tend to visit a "polyclinic" on a single trip rather than combined with other visits in a city/town centre and due to the immobility of many patients it is unlikely that they would walk/cycle to such a use. It can therefore be argued that the chosen

application site is not only sustainably located, but also that, wherever this use is located, it may well generate car based trips.

As a result of the above arguments, it is therefore difficult to see how a refusal based on sustainability arguments could be supported robustly on appeal.

Archaeological Impact

It was requested by the County Archaeologist that an archaeological site investigation was undertaken which was duly done and identified a modern rubbish pit (circa 1940) and a prehistoric pit of probably Neolithic date. In light of this the county archaeologist has recommended that a condition be added requiring a watching brief to be undertaken during development. This has duly been added.

Ecological Impact

Natural England have requested that a method statement is submitted to demonstrate that appropriate measures will be taken to ensure that the river system is protected from pollution, or other disturbance during construction. Although requested from the applicant, one has not been submitted but it is considered that it could be controlled by condition providing it is submitted prior to development commencing. The method statement should also provide details on how the issue of foul water from the development will be addressed and how they proposed to prevent pollutants such as oil entering surface water together with a sustainable drainage system. Providing this is done it is unlikely that the development will 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).

Impact on Trees

Since the application was submitted the building has been moved 500mm to the northeast and the car parking adjacent to the yew tree (subject to a TPO) adjusted with car parking space 6 moved out of the zone of the tree canopy. As such it is judged by the Council's Arboricultural Officer that the Yew tree will not be detrimentally affected by the proposal providing a tree protection plan is submitted prior to the commencement of development. This can be secured by condition.

Ground Water Protection

The site overlies a major aquifer and falls within a groundwater Source Protection Zone 1, a zone of protection surrounding a nearby drinking water borehole, which is vulnerable to pollution and therefore requires careful protection from contamination. The Environment Agency have no objection to the proposal subject to conditions being added to ensure that a Construction Environmental Management Plan is submitted prior to development commencing which has duly been done.

CONCLUSION

This proposal raises complex issues. Although the proposed site of the health centre is located within the "Landscape Setting of Salisbury and Wilton" which is restrictive against new development it is considered that on balance due to the comparative small scale of the development the principle is acceptable in this location. The design adequately reflects the nearby listed building without overwhelming it and is judged to fit in with the wider surroundings. Although the site is somewhat remote from the city centre, the site is well served by bus and cycle links and a footpath connects it with Salisbury, and lies adjacent to the ongoing Old Sarum mixed use redevelopment. Therefore subject to conditions it is considered that on balance the proposal is considered not to contradict with aims of saved policies G2, PS1, C7, CN4 and CN5 of the Adopted Salisbury District Local Plan, or central government guidance on sustainable travel patterns.

RECOMMENDATION

APPROVED WITH CONDITIONS

Reason for Approval

Although the proposed site of the health centre is located within the "Landscape Setting of Salisbury and Wilton" which is restrictive against new development it is considered that on balance due to the comparative small scale of the development the principle is acceptable in this location. The design adequately reflects the nearby listed building without overwhelming it and is judged to fit in with the wider surroundings. Although the site is somewhat remote from the city centre and lies outside of the settlement boundary of Salisbury, it is not considered to be an unsustainable location as the site is well served by bus and cycle links and a footpath connects it with Salisbury, while it also lies adjacent to the ongoing Old Sarum mixed use development. Therefore, subject to conditions it is considered that, on balance, the proposal conforms with saved policies G2, PS1, C7, CN4 and CN5 of the Adopted Salisbury District Local Plan and central Government guidance on sustainable patterns of development and travel.

Subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

(2) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D04A)

Reason: To secure a harmonious form of development.

(3) The building hereby approved shall be used as an healthcare clinic and for no other purposes whatsoever unless otherwise agreed by the Local Planning Authority upon submission of an application on that behalf

Reason: To enable the Local Planning Authority to retain planning control over the use of the building hereby permitted in the interests of amenity.

(4) No development shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the building[s]. (G20A)

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

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

Reason: To ensure that the archaeology of the site is adequately recorded.

(6) No development shall commence until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved in writing by, the Local Planning Authority. The Plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

Reason: To prevent pollution of the water environment

(7) Prior to being discharged into any watercourse, surface water sewer or soakaway all surface water drainage shall be passed through an oil interceptor designed and constructed to have a capacity compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To protect the groundwater quality in the area

(8) The building hereby permitted shall not be sold, let or occupied separately from the associated building known as The Beehive.

Reason: To enable the Local Planning Authority to retain control over the development in the interests of amenity.

(9) No development shall commence until details of the proposed windows at a scale of 1:5 (elevations and sections), and the proposed materials and finishes, have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To secure a harmonious form of development.

(10) No development shall commence until details of the proposed railings at a scale of 1:10), and the proposed materials and finishes, have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To secure a harmonious form of development.

(11) No development shall commence until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. This should demonstrate that appropriate measures will be taken to ensure that the river system is protected from pollution, or other disturbance during construction in addition to how the issue of foul water will be addressed.

Reason: To enable the Local Planning Authority to ensure that appropriate measures are taken to avoid any threat which the proposed development might pose to the environment.

(12) No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall show the areas which are designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Guide for Trees in Relation to Construction (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall also include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences placement of service runs i.e. BT, water, gas, sewage, electric etc. . It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The Arboricultural Method Statement shall also indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include the provision for the supervision and inspection of tree protection measures on a regular basis throughout the different phases of construction. Reports produced as a result of these inspections shall be forwarded to the Local Authority Arboricultural Officer. The fencing, or other protection which is part of the approved

Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works and soft landscaping have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the Local Planning Authority has been given in writing.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

(13) This development shall be in accordance with the amended drawing[s] ref: 293/P.02 B deposited with the Local Planning Authority on 25/06/08, unless otherwise agreed in writing by the Local Planning Authority. (B01A)

Reason: For the avoidance of doubt

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

- G1 Sustainable development
- G2 General Development
- C6 Development within the Special Landscape Area,
- C7 Development within the Landscape Setting of Salisbury and Wilton,
- E19 Employment in the countryside,

INFORMATIVE - With regard to condition 2 it should be noted that flint block would not be appropriate in this location.

INFORMATIVE - ENVIRONMENT AGENCY

Only clean uncontaminated surface water from roofs and untrafficked paved areas should be discharged to any soakaway.

INFORMATIVE - ENVIRONMENT AGENCY

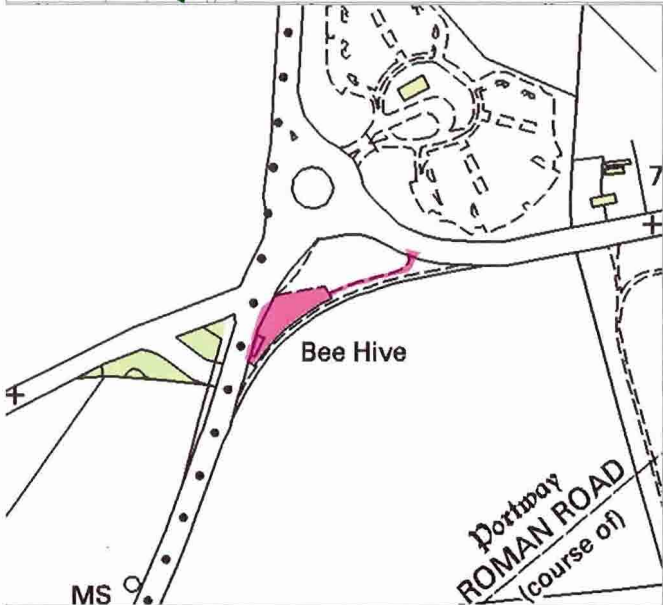
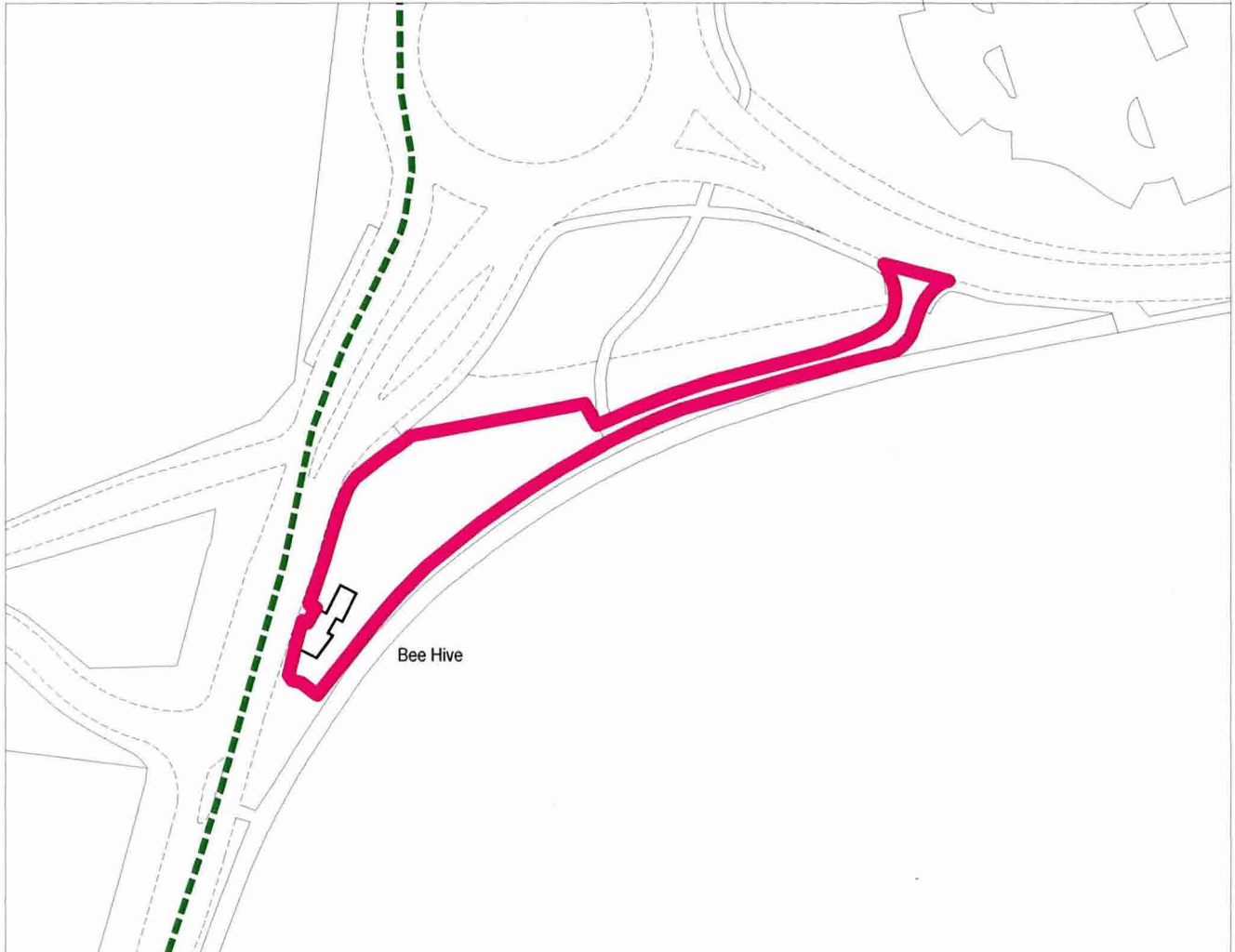
Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.

It is recommended that the Environment Agency's Pollution Prevention Guidelines are consulted which can be found at:

www.environment-agency.gov.uk/business/444251/444731/ppg/?version=1&lang=_e

S/2007/2541

Site Visit:



SCALE: NTS
DATE: 04/08/2008 12:17:42
DEPARTMENT: Planning

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Application Number:	PN/2008/0023		
Applicant/ Agent:	DAVID WILLIAMSON-JONES		
Location:	LAND AT COW LANE LAVERSTOCK SALISBURY SP1 2SR		
Proposal:	A 12M TIMBER POLE WITH 3 ANTENNAS, 1 X 0.3M LINK DISH AND EQUIPMENT CABINET		
Parish/ Ward	LAVERSTOCK		
Conservation Area:	LB Grade:		
Date Valid:	14 July 2008	Expiry Date	11 August 2008
Case Officer:	Mrs J Wallace	Contact Number:	01722 434687

REASON FOR REPORT TO MEMBERS

Councillor King has requested that this application be determined by Committee due to the interest shown in the application

SITE AND ITS SURROUNDINGS

The proposed site is on the western side of Cow Lane, Laverstock. The site for the monopole is located within the former nursery buildings immediately adjacent to the Salisbury to Romsey railway line, which at this point runs on an embankment that is approximately 5 metres high.

To the east of the site are the open water meadows, to the north are allotments, whilst to the south and west are residential areas. The latter area that is on rising ground, however, is partially screened from the site by the railway embankment. The water meadows create an open area between the railway embankment and the residential areas of Laverstock and visually this open area appears to separate Laverstock from the city of Salisbury.

THE PROPOSAL

This is an application for determination as to whether prior approval for the siting and appearance of a 12 metre high timber monopole with 3 shrouded antennas, a 0.3m dish and an equipment cabinet is required and, if it is required, whether prior approval would be granted.

The proposal is to locate a 12 metre high timber monopole with 3 shrouded antennas on top (making the overall height 13.5 metres), amongst the buildings of the former Laverstock Nursery. The mast will have a 0.3m dish at a height of approximately 11 metres and an equipment cabinet at its base. It is also proposed that a 1.8 metre high fence with strands of barbed wire over will enclose the monopole and equipment cabinet to form a small compound. The proposal also includes the planting of six trees of native species (Birch, Sycamore and Poplar) around the perimeter of the enclosure.

The mast is intended to provide 3G coverage for Vodafone within the Laverstock area and it will link in with existing masts to improve the telecommunications network for the city.

CONSULTATIONS

Environmental Health	No objections if complies with precautionary policy.
Environment Agency	No objection

PLANNING HISTORY

81/330	Deemed application temporary change of use as a contractors yard for storage of materials and plant and vehicles for a period expiring 31/12/85 AC 22.04.81
86/662	Deemed application temporary change of use as a contractors yard for storage of materials and plant and vehicles for a period expiring 31/12/90 AC 05.06.86

88/2406	Demolition of workshop no 2 and erection of temporary prefabricated office and lavatory accommodation	R	22.02.89
89/519	Change of use of existing buildings to builders store and administration offices	R	02.06.89
90/334	Golf driving range with car parking and improved access	R	20.04.90
		Appeal dismissed 01.03.91	
91/734	Non illuminated directional display board	R	04.07.91
91/1265	Non illuminated directional display board	AC	30.09.91
06/1890	New cemetery	W/D	27/10/06

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes, expiry date 5 August 2008
Departure	No
Neighbour notification	Yes, expiry date 5 August 2008
Third Party response	Yes

47 letters of objection received have been received to the application at the time of writing (36 of which are identical), although the consultation period has not yet expired. Any further letters of representation that may be received will be reported to Members in the schedule of additional correspondence. Most of the letters that have been received assert that the existing local Vodafone network is effective and raise concerns relating to the impact on the health of local residents and schools, the loss of peace of mind, as well as the likely damage to property values.

The following specific comments have been made:-

- Mast would be unsightly in a residential area.
- The perceived risk will affect the value of property in the area
- Concerned that close proximity of mast to residential areas and schools will have a detrimental impact due to perception regarding possibility of risk to health from microwave radiation
- There is extensive research regarding dangers from masts
- Concerns on health grounds for young people/children at local schools
- Godolphin Prep School has concerns about closeness of mast to school especially as all the children are under 11years of age.
- Health of Salisbury residents should be priority regardless of what is done in other places
- Electromagnetic interference of home electronic equipment may occur
- There is good reception from Vodafone in this area.

Parish Council The Parish Council most strongly object to the erection of any telecommunications poles on this land as it is on the boundary of water meadow land. The pole would be a visual blight on land about to become the property of the Parish Council and for which we have other plans. As owners of the site we would not give permission for the erection of this pole. We wish for this space to remain as a green buffer between the city and the village of Laverstock and not be blighted by any future 'pole forest'.

MAIN ISSUES

1. The need for the tower
2. Visual Impact - Siting and Appearance
3. Other matters

POLICY CONTEXT

The following 'saved' policies of the Adopted Replacement Salisbury District Local Plan (June 2003) are of relevance to this application: G2, C3, C7, C17 and PS7.

Also of relevance is PPG8 Telecommunications.

PLANNING CONSIDERATIONS

Telecommunications code system operators enjoy a general right to carry out certain forms of development under Part 24 of Schedule 2 of the Town and County Planning (General Permitted Development) Amendment (England) Order 2001. This allows an operator to carry out the development permitted by Class A of Part 24, subject to certain conditions, without making a planning application to the Local Planning Authority. Under paragraph A2 (4) certain development permitted under Part 24 is conditional upon the operator making a prior approval application, allowing the Local Planning Authority to consider the siting and appearance of the proposed development.

It has been determined that prior approval for the siting and appearance of this monopole is required and therefore this application is seeking the prior approval of the details of the siting and design of a 12 metre high monopole (which will support the 3 shrouded antenna and a 0.3 metre diameter dish) together with an associated equipment cabinet.

In accordance with the GPDO, the Local Planning Authority has 56 days, beginning with the date on which it received the application (14 July 2008) in which to make and notify the applicant of its determination as to whether prior approval is required and also to notify the applicant of its decision to grant or refuse such approval. There is no power to extend the 56 day period. If no decision is made, or the Local Planning Authority fails to notify the developer of its decision within the 56 days permission is deemed to have been granted.

1. The need for the mast

National Telecommunication Policy is set out in PPG8 and states that the Government's general policy on telecommunications is to facilitate the growth of new and existing systems and Planning Authorities have to be alive to the special needs and technical problems of telecommunications development when considering proposals. Material considerations include the significance of the proposed development as part of the network. Whilst local planning authorities may be disposed to conclude that planning permission ought to be refused because of siting or appearance considerations, they should first seek to understand the constraints the operator faces, whether due to the nature of the technology or the legal requirement to provide a service.

Vodafone have established to their satisfaction that there is an existing deficiency in this area for 3G coverage, particularly indoor coverage, as is shown on their documentation accompanying the notification. In view of that deficiency, additional telecommunications cover is required within the Laverstock area. It will form part of the necessary comprehensive 3G coverage for the UK.

Earlier this year Vodafone sought to cover this deficiency in indoor coverage with a 12metre mast on the back of the pavement adjacent to the river, on Riverside Road (PN/2008/0001). This application was refused by Southern Area Committee. Whilst Vodafone had sought alternative sites none proved suitable. This was either due to problems in achieving the required levels of coverage, or because the sites were closer to housing, or the sites were considered more visually intrusive or the owners were unwilling to allow an installation on their premises. Subsequently the site that is the subject of this application was identified and as it fulfilled

Vodafone's coverage criteria, was not as close to housing, and was not considered visually intrusive, it is proposed as an alternative.

From the information provided, it is accepted that there are currently difficulties in achieving adequate indoor 3G coverage for Vodafone in the Laverstock area and that alternative sites have been considered and rejected for a variety of reasons. As has been shown, however, not all the possible alternatives were previously explored and investigated and therefore there may still be other alternative locations that as yet have not been identified to this proposal. However, Vodafone are clearly under severe constraints in this locality and have identified a substantial number of sites and so in view of the legal requirement to provide a service, it is considered that the local planning authority must very carefully weigh this against concerns regarding the siting and appearance of the proposal.

2. Visual Impact

a) Siting

The telecommunications equipment is to be sited between the railway embankment and the dilapidated buildings of the former Laverstock Nursery to the south of the allotments, which are accessed from Cow Lane. Though the water meadows to the east of the site are very open, Cow Lane is well screened from the meadows by vegetation and the existing nursery buildings are not prominent in the street scene when viewed from Laverstock Road.

The proposed site of the monopole is close to the 5 metre high railway embankment. Currently there is extensive vegetation in this area on both sides of the embankment; close by are bushes, shrubs, as well as trees of approximately 14 metres in height. In the immediate vicinity of the site, there are existing buildings that will screen the telecommunications equipment while the monopole will be viewed against the background of groups of trees and the railway embankment. As such, it is considered that the proposed timber monopole, even with shrouded antenna on top, will not appear visually prominent.

Similarly, when viewed from the south (Laverstock Road) the mast will be seen against the background of the railway embankment and the groups of trees, as well as the general paraphernalia of telegraph poles, lighting columns and other street furniture.

When viewed from the water meadows immediately to the east, to which there is no public access, the monopole will be viewed against the background of groups of trees as well as the telegraph poles and lighting columns of Laverstock Road area. Again, against this background, it is considered that the proposed monopole will not be visually prominent.

With regards to the longer views from the Kelsey Road and Wessex Road area, on the higher ground to the west of the railway embankment, the monopole will be read against the background of the tall trees (some at least 15 metres tall) and as a result, a slender timber pole, even at an overall height of 13.5 metres, will not be visually prominent.

However, concerns have been expressed (particularly by residents in the Bourne Avenue area) that despite the presence of the railway embankment and the adjacent trees and vegetation, this telecommunications pole will appear alien and intrusive. The closest dwelling to the site, will be some 45metres distant and the railway embankment intervenes. The embankment is covered with trees and bushes and will screen the base of the pole and the associated equipment. When viewed from the Bourne Avenue area, the monopole will appear in the context of other street furniture and it will also be read against the background of all the vegetation, including that on the railway embankment. In this context, in order to minimise the impact of the proposed mast, the applicants have not suggested a mast with a separate headstock of three antenna, but a single pole with the antenna in a shroud on top the pole, creating the visual impression of a 13.5metre telegraph pole. Whilst the pole will be visible, in view of its appearance it will not be prominent in the street scene.

From the viewpoint of passengers using the railway, the pole will be read against the general background of trees and poles on the edge of the urban area and will not be visually prominent, particularly when compared with the view that those same passengers will have of the mast at

Laverstock junction or the even more substantial masts sited on St Thomas's Farm just to the north of the city.

In policy terms, the site is located within the 'landscape setting of Salisbury and Wilton'. (Policy C7) This policy states that 'no new development will be permitted'. However, the supporting text to this policy states that built development or changes of use of land will be permissible where, in addition to being fully in accordance with other relevant policies of this Local Plan, it can be demonstrated that the quality of the landscape will not be impaired. Policy C7 adopts an essentially restrictive stance in order to protect the high quality of the landscape settings of Salisbury and Wilton primarily to prevent the coalescence of the settlements. The policy indicates that there should be no new development within the lifetime of the plan.

The erection of a timber pole and equipment cabinet could, however, be considered to be so minimal as not to have an impact on the general visual quality of the landscape setting of Salisbury and only if it were considered that this proposal would create such a substantive feature in the landscape, which would be prominent and intrusive, could it be considered that the proposal would be in conflict with the spirit of Policy C7.

In conclusion, therefore, in the longer public views the telecommunications mast will not be prominent or highly visible and will have no impact on the visual quality of the landscape setting of Salisbury. In the immediate vicinity of the proposed site the nursery buildings will screen the ground paraphernalia and the pole will be seen in the context of trees and the railway embankment and it is not considered that the proposal would have a detrimental impact on the visual quality of the area.

b) Appearance

Factors to be considered concerning the appearance of the mast and the proposed ancillary apparatus include materials, colour and design. The use of appropriate materials and colour finish often allow a mast to blend more easily into its surroundings.

In this case, the applicant is proposing that the mast be constructed in such a manner that visually it appears to be a rather tall wooden telegraph pole. The shape and solid form of a wooden telegraph pole are considered to be much more suited to this location within the 'Landscape Setting of Salisbury', as a telegraph pole is a common feature in a location on the edge of the urban area such as this and as such the visual impact of an additional structure would be minimized.

The mast is proposed to be 12metres high in order to achieve coverage without interruption from buildings, trees and other structures. The pole will support three antenna, contained within a shroud so as to minimise their visual impact, making its overall height 13.5metres. On the edge of the railway embankment it is considered to represent an acceptable design and in the longer views any difference in scale between this pole and other street furniture would not be material.

c) Landscaping

In considering the siting and appearance of a mast together with its associated development, the scope for landscaping and screening to reduce the impact of the development on its surroundings is an important consideration. In this case, in the longer views the monopole is largely screened by the existing vegetation around the railway embankment. However, this could be removed at any time, by the railway company, indeed vegetation adjacent to the railway line is frequently removed because of hazards to the operation of trains. Therefore, whilst some of the trees in this area would be likely to be retained, the applicants have proposed a landscaping scheme which will provide some replacement future screening when viewed from the Bourne Avenue area. As regards the accompanying equipment cabinet it is considered that in view of the size and shape of the cabinet and its location to the rear of the nursery site that additional screening in front of the fenced compound is unnecessary.

3. Other Issues

a) Health

Government advice on health issues, following independent reviews, is that there is no proven health hazard provided that the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines are adhered to. In 2000, Salisbury District Council adopted a precautionary policy in order to allay public fears regarding the effects of radio frequency (RF) emissions from antenna upon the health and well-being of the public.

Government advice as expressed in PPG8 is that whilst both health risks and fear of such risks can be material considerations in planning decisions, it is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed mobile phone base station meets the (ICNIRP) guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them. There is no support in that advice for a precautionary approach beyond that set out in PPG8.

In this case, Vodafone confirm that the RF emissions level on their new installations will comply with ICNIRP guidelines and have provided the appropriate certificate and the proposal complies with the 2000, Salisbury District Council Precautionary Policy.

b) Mast Sharing

Mast and site sharing (rather than the dispersal of masts) are encouraged by Government advice. Vodafone, however, have been unable to identify any telecommunications structure in the vicinity which would be able to provide the coverage required.

In relation to this proposed mast, it is suggested that accommodating another operator on this monopole structure, would not be technically possible without replacing the pole by a much taller and more substantial structure such as a lattice tower. It is considered that in this location such a structure would be so visually intrusive as to be totally unacceptable.

c) Property values

Government advice states that though the Local Planning Authority may receive representations about the alleged impact of a proposed telecommunications development on property values, it is not for the planning system to protect the private interests of one person against the activities of another.

Although in a particular case, considerations of public interest may serve to protect private interests, the material question is not whether a particular development would cause financial or other loss to the individual owners and occupiers of the neighbouring property, but whether the proposal would have a detrimental effect on the locality generally, and on amenities that ought, in the public interest, to be protected.

d) Special Area of Conservation, River Avon

The site is adjacent to the River Bourne, part of the River Avon System Site of Special Scientific Interest (SSSI) which has statutory protection under the Wildlife and Countryside Act 1981(as amended) and a Special Area of Conservation (SAC) which has European protection. The nature conservation interest of the river system arises from the importance of a plant (water crowfoot) and five species of fish and snails.

Whilst development close to the river could damage the river eco system through loss of habitat or pollution, both during and after construction, the nature conservation interest is unlikely to be affected, by the erection of a telecommunications pole close to the railway line, some 200m from the river and separated from the river by Cow Lane.

Conclusion

It is appreciated that telecommunication operators (Vodafone in this instance) have a requirement to provide mobile phone coverage, and the Local Planning Authority accept that it is very difficult to identify an ideal site particularly in this area, because by their very nature

telecommunication poles, even timber monopoles, are noticeable in the landscape. In this case, however, the proposed design that will give the mast the appearance of a wooden telegraph pole is considered acceptable and it is only the acceptability of the suggested siting of this mast that is more finely balanced. Whilst concerns have been expressed regarding the health implications of siting a mast close to schools and dwellings; the visual impact of the proposed mast will be limited in terms of its impact in the broader landscape.

In policy terms though the pole would be erected within the 'Landscape Setting of Salisbury of Wilton' it is considered that a single wooden pole even if its overall height is 13.5 metres, will have only a minimal impact on the visual quality of the landscape setting and that therefore if the proposal is acceptable in landscape terms, its impact would be so minimal as to not be considered contrary to the spirit of Local Plan policy C7.

At the time of writing this report the period for publicity has not expired. Therefore there is a proviso to the following recommendation. The recommendation is made in the light of the information currently available and subject to no new substantive issues being raised by any further consultee responses or letters of representation that are received prior to the meeting.

RECOMMENDATION:

GRANT PRIOR APPROVAL subject to no substantive new issues being raised by representations before the expiry of the publicity period

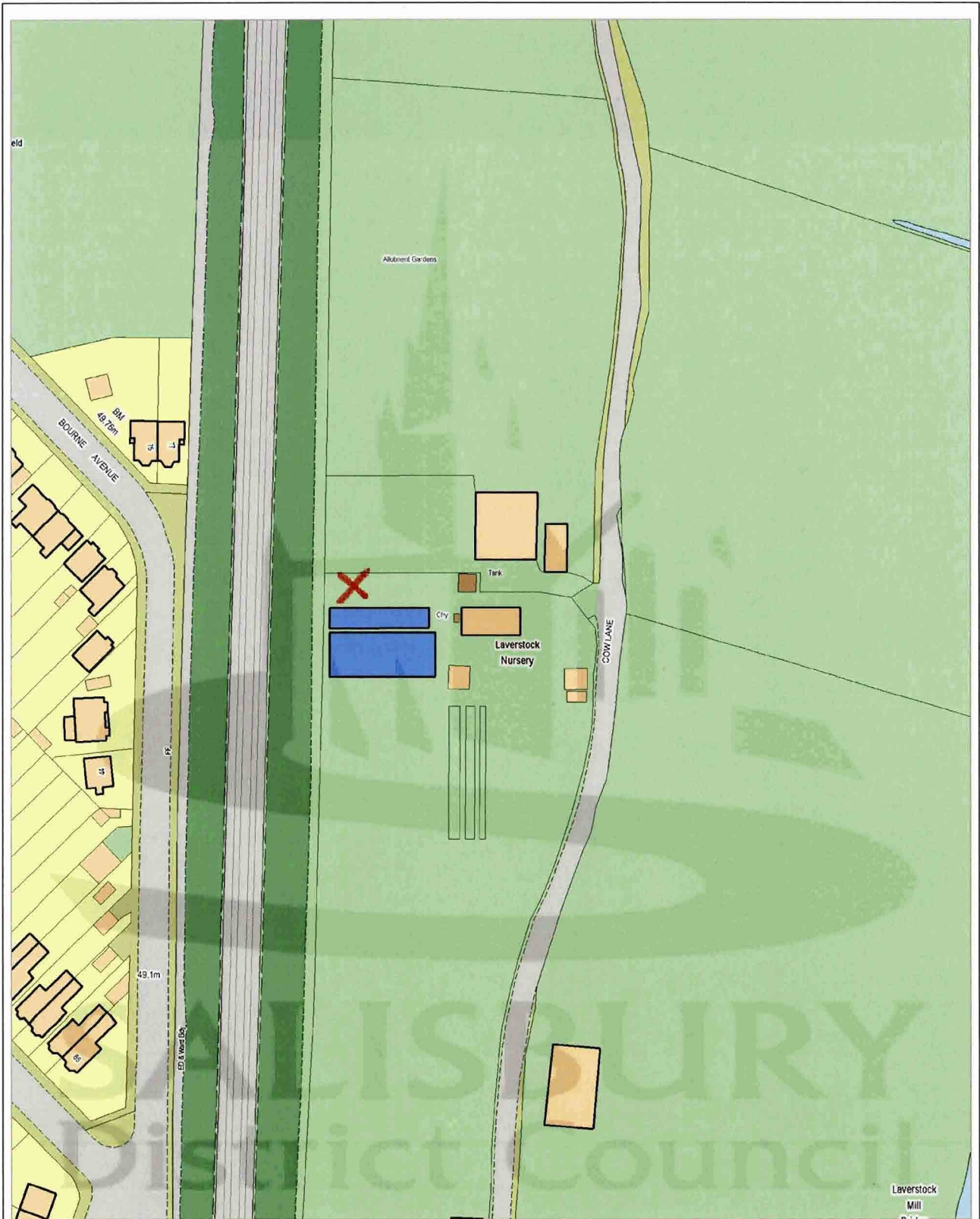
REASONS FOR APPROVAL

The appearance of a wooden telegraph pole design is acceptable in this location and it is considered that on balance the visual impact of the structure would be acceptable in accordance with Local Plan policies.

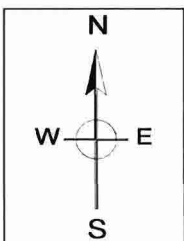
INFORMATIVE 1

And in accordance with the following saved policies of the Adopted Replacement Salisbury District Local Plan (June 2003).

Policy	Purpose
G2	General criteria for development
C3	Small scale development for public utilities
C7	Landscape setting of Salisbury
C17	Conservation of river corridor and River Avon SAC
PS7	Telecommunications policy
PPG 8	Telecommunications



PN/2008/0023 Telecom Mast Site



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Workspace

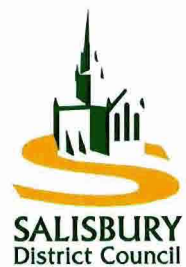
OS Mastermap

Map Scale

1:1250

Date

4th August 2008



Application Number:	S/2008/0507		
Applicant/ Agent:	BARCLAY & PHILLIPS LTD		
Location:	FERNCOT SOUTHAMPTON ROAD ALDERBURY SALISBURY SP5 3AG		
Proposal:	TWO DETACHED DWELLINGS AND GARAGES WITH NEW ACCESS		
Parish/ Ward	ALDERBURY		
Conservation Area:		LB Grade:	
Date Valid:	12 March 2008	Expiry Date	7 May 2008
Case Officer:	Mrs Amanda Iles	Contact Number:	01722 434312

REASON FOR REPORT TO MEMBERS

Councillor Britton has requested that this item be determined by Committee due to the interest shown in the application

SITE AND ITS SURROUNDINGS

Ferncot is a detached 19th century brick dwelling located off Southampton Road in Alderbury. The dwelling is uninhabited and is in a state of disrepair located within a large overgrown garden. The site is located within the Housing Policy Boundary of Alderbury and the Special Landscape Area.

THE PROPOSAL

Permission is sought for the demolition of the existing dwelling and erection of two dwellings and garages on the site. The dwellings will be constructed from brick with a plain clay tile roof. The garages will also be brick with some boarding on the gables and plain clay tile roof.

PLANNING HISTORY

2006/2569	Extensions to Dwelling & Detached Double Garage & Store	WD	15/01/07
2007/1540	Proposed 2no 4 Bedroom Detached Houses with Garaging	R	25/09/07

This application was refused for the following reasons:

- “1. The site is located within an area characterised by dwellings located within spacious plots. The large footprints of the properties in conjunction with their close proximity to each other and the adjacent properties results in cramped development. In addition the design, scale, bulk, massing and external appearance of the proposed dwellings are considered to be out of character with the neighbouring properties. As such the proposal is judged to have an adverse impact on the character of the streetscene and surrounding area contrary to Policy D2, H16 and C6 of the Adopted Salisbury District Local Plan.
2. By virtue of a combination of the proximity of the dwellings to adjacent properties, and their bulk and scale, the proposed dwellings will have an overbearing impact which will result in overshadowing to adjacent properties in addition to perceived and actual overlooking contrary to Policy G2 of the Adopted Salisbury District Local Plan.
3. Insufficient information has been submitted to demonstrate that a vehicle can enter and leave the site in a forward gear which may be prejudicial to the safe and free flow of traffic on Southampton Road. As such, the proposal is contrary to Policy G2 of the Adopted Salisbury District Local Plan.

4. The proposed development makes inadequate provision for recreational open space and as such is contrary to Policy R2 of the Adopted Salisbury District Local Plan".

CONSULTATIONS

WCC Highways: No Objection, subject to conditions (see below).

Wessex Water: No Objection.

REPRESENTATIONS

Advertisement	No	
Site Notice displayed	Yes	Expired 10/04/08
Departure	No	
Neighbour notification	Yes	Expired 03/04/08
Third Party responses	Yes	

4 letters of objection (3 from same party) regarding the following:

1. Two dwellings on such a site would be out of keeping;
2. Cramped development;
3. Breaching of the building line;
4. Overdevelopment;
5. Overlooking;
6. Loss of hedgerow and bank with resultant impact on surrounding area;
7. Additional extensions being added to the property in the future;
8. Impact on value of adjacent property (not a material planning consideration);
9. Inaccurate representation of positioning of garages (revised plan now submitted);
10. The landscaping scheme referred to has not been submitted (it now has);
11. Impact on access to the adjacent property (not a material planning consideration but the access is not affected);
12. Inaccurate representation of scale on streetscene drawings (revised plan now submitted);
13. Conservation of mature trees;
14. Overshadowing; and
15. There should only be one dwelling on the site preferably single storey.

Parish Council response Yes Object due to the proposal for the following reasons:

1. The overstepping of the building line;
2. Impact on the streetscene from the garages which are too high;
3. Impact on the adjacent property;
4. The closeness of the dwellings; and
5. The impact on the grass bank from the driveway.

MAIN ISSUES

Scale & Design
Impact on Residential Amenity
Impact on Trees/Landscaping
Impact on Highway Safety
R2 Contributions

POLICY CONTEXT

The following 'saved' policies of the Adopted Salisbury District Local Plan (June 2003) are of relevance to this application: G2, D2, C6, TR11 and R2.

PLANNING CONSIDERATIONS

1. Scale and Design

This area of Alderbury has been largely characterised by detached dwellings in relatively large plots but in the past few years several infill properties have been added, including "Rushall" in the former garden of Ferncot. The previous application was refused as it was felt that the proposed dwellings represented cramped development due to their large footprints in conjunction with their close proximity to each other and the adjacent properties.

Since the previous application was refused the garage on plot one has been detached and the distance between the properties has been increased as follows (scaled from the submitted plans):

Between dwellings on plot one and plot two

S/2007/1540 1.4 metres
S/2008/0507 4.2 metres

Between plot one and boundary with Rushall

S/2007/1540 0.8 metres
S/2008/0507 2.7 metres

Between plot two and boundary with new dwelling adjacent (Beracah)

S/2007/1540 0.8 metres
S/2008/0507 4.0 metres

In addition to the change in footprint, the design of the dwellings has been changed to reflect more the local vernacular of detached brick dwellings of traditional design, while the height has been reduced slightly and the massing reduced by the removal of the second floor.

These changes are considered to result in a proposal that, on balance, overcomes the previous reason for refusal. With regards to comments made by third parties and the Parish Council regarding the building line, the dwellings themselves will be set back further than "Rushall" and the existing dwelling at "Ferncott". Although it may be preferable for the garages to be located to the side of the properties rather than to the front which creates an urban rather than rural appearance to the dwelling they will be largely screened by the existing and proposed planting and as other properties in the area have garages to the front of the dwellings it is considered that, on balance, they will not be visually detrimental. However, it is considered prudent to remove permitted development rights for extensions and buildings within the curtilage to ensure that the site is not overdeveloped.

2. Impact on Residential Amenity

The previous application was also refused on the overbearing impact of the dwellings resulting in overshadowing in addition to perceived and actual overlooking of the adjacent properties. It is considered that due to the increase in distance between the properties themselves and with the screening to the boundaries of the site, the impact on residential amenity is no longer detrimental in terms of overshadowing and the dwellings will no longer be overbearing.

There no first floor windows proposed on the north-west elevation of the dwelling on plot one (facing Beracah) and the only windows facing the dwelling on plot two are a bathroom and ensuite window which can be conditioned to be obscure glazed. On the south-east elevation of the dwelling on plot two (facing Rushall) there is a first floor window serving a bathroom which again can be conditioned to be obscure glazed and a projecting staircase tower which is for lighting purposes only and which is composed of glass blocks and therefore can also acceptably be conditioned to be obscure glazed. Any overlooking from the rear windows of the properties will be oblique only and is not judged to be significantly detrimental. It is also considered prudent to add a condition preventing additional first floor windows or rooflights being added to the dwellings in the interest of residential amenity.

3. Impact on Trees/Landscaping

This section of Southampton Road is characterised by residential properties that are set within landscaped and treed plots within fairly substantial landscaping to across the site frontage. This application, however, includes the provision of a new vehicular access directly from Southampton Road that would require the removal of a section of the existing landscape screen to the frontage of the site that would inevitably open up views into the site in comparison to the existing situation. If the formation of the proposed new access and associated loss of landscaping is to be considered acceptable, it is considered that it is imperative that there is an effective landscaping belt across the remainder of the site frontage to screen the properties in the manner that characterises this part of Alderbury.

With regards to this matter, it is the opinion of the Council's Arboricultural Officer that little the landscape planting and trees which currently forms the screen across the site frontage is largely not worthy of retention. It is also considered that even if the existing trees within this screen were retained, once the lower level vegetation, that largely consists of bramble, is removed there will be little screening below the canopies of the existing trees to a height of approximately two metres above the ground level, while it would be difficult for any replacement planting to establish and grow beneath these trees. It is therefore the opinion of the Council's Arboricultural Officer that the removal of the existing landscape/tree planting across the frontage of the site in its entirety and replacement with new planting would produce a better landscape screen in the long term, although it is acknowledged that the frontage of the site would appear stark and open until the replacement landscape planting matures.

The applicant's landscape consultant, however, considers that the existing landscape planting to the front of the site is worthy of retention and that there is no reason why it cannot be retained and reinforced with additional planting to provide an effective screen. As such, a landscape scheme has been submitted in support of the proposal that includes the retention of the existing boundary planting to the frontage of the site together with new tree planting behind, the planting of laurel to the eastern boundary and climbing plants to the rear of the garage on Plot 1. Although this is not the preferred approach of the Council's Arboricultural Officer to the treatment of the frontage boundary, given that the Local Planning Authority cannot insist upon the removal and replacement of the existing landscape/tree planting, it is nevertheless considered that the proposed planting scheme will achieve the objective of ensuring the provision of a reasonable screen to the frontage of the site which is the main objective.

4. Impact on Highway Safety

Following the refusal of the previous application on the grounds that there was insufficient information regarding the access and turning arrangements, various amendments to the access have been made to ensure adequate highway safety while reducing the size of the visibility splays in order to minimise the visual impact of the new access. The extent of the visibility splay will now be 9.2 metres wide while the access to the driveway will be 4.5 metres in width. Therefore, subject to conditions regarding the width of the splay, the gradient, surface water drainage and the location of gates WCC Highways have no objections to the proposal.

5. Policy R2 – Provision of Recreational Facilities

In accordance with Policy R2 of the Adopted Replacement Salisbury District Local Plan the provision of recreation facilities must be considered for all proposals for new residential development. This proposal would involve the creation of an additional 3-bed dwelling and therefore in accordance with Policy R2 a financial contribution is required which has been requested and approval is recommended subject to receipt of the signed unilateral agreement and the commuted sum.

CONCLUSION

Following the changes made to the footprint, design, scale and massing of the dwelling and the submission of the details regarding the vehicular access the proposal is judged to overcome the previous reasons for refusal and is considered appropriate development for the site which will not be significantly detrimental to visual or residential amenity. As such, it is judged to conform with saved policies G2, D2, C6, TR11 and R2 of the Adopted Salisbury District Local Plan.

RECOMMENDATION

APPROVED WITH CONDITIONS

REASON FOR APPROVAL

The proposals are appropriate to the surrounding area and will avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers, while not being prejudicial to highway safety. Therefore they are considered to conform with Adopted Salisbury District Local Plan G2, D2 & C6

And subject to the following conditions

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. As amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

(2) No development shall take place until a schedule of materials and finishes including any stains to be used, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D04A)

Reason: To secure a harmonious form of development.

(3) Notwithstanding the provisions of Class[es] A-E 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(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. (V15A)

Reason: To enable the Local Planning Authority to ensure that sufficient space is retained around the dwellings in the interests of neighbourliness and amenity.

(4) No development shall take place until details of the treatment of the boundary[ies] of the site have been submitted to and approved in writing by the Local Planning Authority. Development shall subsequently be carried out in accordance with the approved details. Any tree screening, hedges, walls or fences thus approved shall be planted/erected prior to the occupation of the building[s]. . If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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

(5) No development shall take place until a scheme for surface water drainage to prevent its discharge onto the highway has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of Highway Safety

(6) No development shall take place until details regarding the consolidation and surfacing of the driveway between the edge of the carriageway and the gates has been submitted to, and approved in writing by, the Local Planning Authority. No loose stone or gravel shall be used for the surface material. Prior to first occupation of the dwellings the driveway shall be constructed in accordance with these details.

Reason: In the interests of highway safety

(7) Any entrance gates erected shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5 metres from the carriageway edge.

Reason: In the interests of highway safety

(8) Prior to occupation of each dwelling the associated vehicle turning space shown on the submitted site plan shall be provided. These areas shall than be maintained for that purpose only in perpetuity.

Reason: In the interests of highway safety

(9) Other than approved as part of this permission, there shall be no windows in the first floor and roof slope of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority upon submission of an application(D16A).

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

(10) The development shall be carried out in accordance with the landscaping plan submitted on 30th July 2008.

Reason: To provide adequate landscaping on the site

(11) Prior to first occupation of the development hereby permitted the access shall be laid out in accordance with the gradients and levels shown on drawing No. A-003 rev G.

Reason: In the interests of Highway Safety

(12) This development shall be in accordance with the amended drawing[s] ref: A003 G deposited with the Local Planning Authority on 28/07/08, unless otherwise agreed in writing by the Local Planning Authority. (B01A)

Reason: For the avoidance of doubt

(13) The proposed bathroom and ensuite windows in the south east elevation of the dwelling on plot one and the proposed bathroom window and staircase tower on the south east elevation and the proposed ensuite window in the north east elevation of the dwelling on plot two shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter. (D14A)

Reason: To prevent the undue overlooking of adjoining dwellings.

INFORMATIVE: - POLICY

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

Policy G2 General Development
Policy D2 Design Guidance
Policy C6 Development within a Special Landscape Area

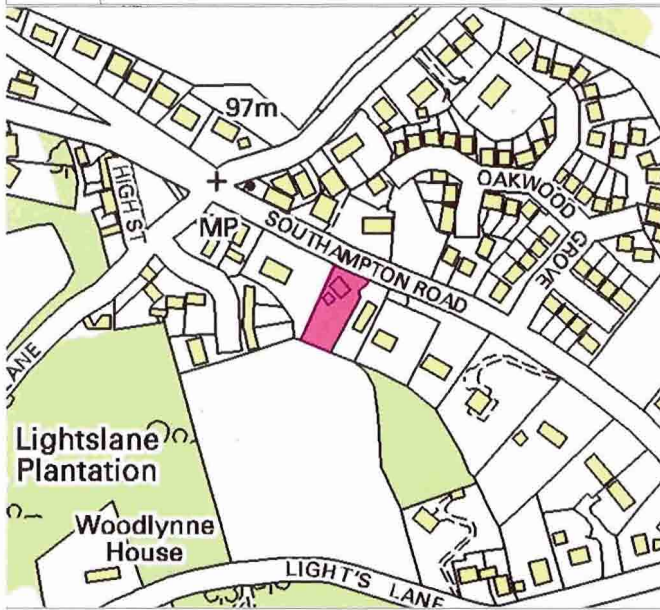
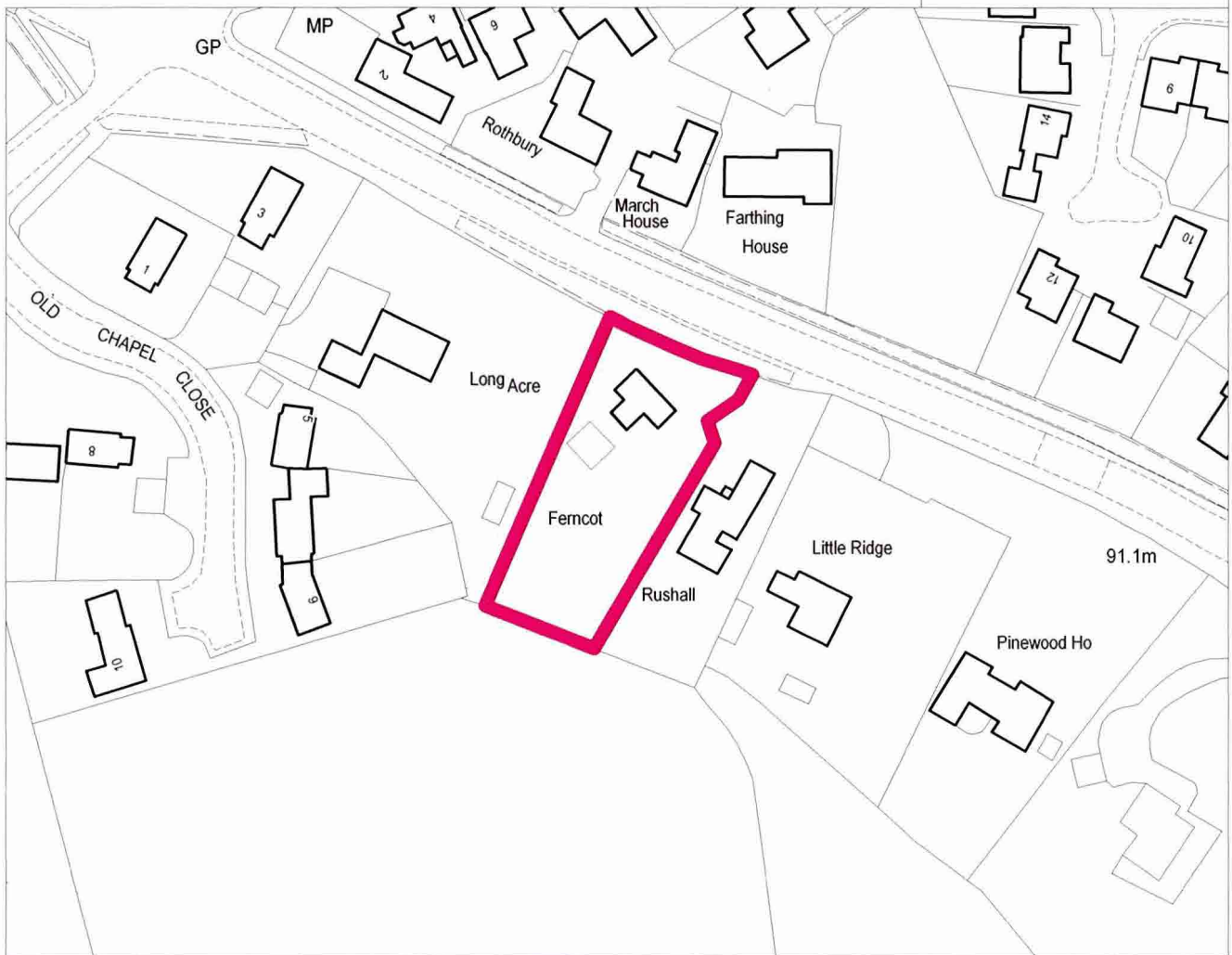
INFORMATIVE - WILTSHIRE FIRE & RESCUE

The attention of the applicant is drawn to the letter dated 19th March 2008 from Wiltshire Fire & Rescue Service which details necessary and appropriate fire safety measures. This can be viewed on the website of Salisbury District Council) (www.salisbury.gov.uk/planning).

TWO DETACHED DWELLINGS AND GARAGES WITH NEW ACCESS

S/2008/507

Site Visit:



SCALE: NTS
DATE: 04/08/2008 12:26:29
DEPARTMENT: Planning

THIS MAP IS FOR INTERNAL USE ONLY.

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Application Number:	S/2008/0171		
Applicant/ Agent:	PRIME MERIDIAN		
Location:	CORNWORTHY COOMBE ROAD SALISBURY SP2 8BT		
Proposal:	DEMOLITION OF EXISTING BUILDINGS ERECTION OF 13 DETACHED DWELLINGS AND RELOCATION OF EXISTING ACCESS ONTO OLD BLANDFORD ROAD		
Parish/ Ward	BRITFORD		
Conservation Area:	LB Grade:		
Date Valid:	28 January 2008	Expiry Date	28 April 2008
Case Officer:	Mrs J Wallace	Contact Number:	01722 434687

REASON FOR REPORT TO MEMBERS

HDS does not consider it appropriate to exercise delegated powers as the proposal would have implications for more than one Area Committee.

SITE AND ITS SURROUNDINGS

The site is on the western edge of the city of Salisbury, a triangular site lying between the Old Blandford Road and Coombe Road (A354) whose junction is at the southern edge of the site.

The site is bounded by substantial earth banks of some 2 metres in height that are covered by vegetation and which screen the site from public view. There are also three significant groups of trees, largely conifers on the edges of the site. To the north of the site are two residential properties on large plots.

The site falls gradually from north to south by approximately 9metres and is crossed at its southern end by high voltage electricity lines. Two dwellings and various buildings and hard standing associated with the builders and haulage yard currently occupy the site.

THE PROPOSAL

This application seeks planning permission to demolish the existing two dwellings and to erect 13 detached dwellings of 3, 4 or 5 bedrooms with access from a private road. It is proposed to close the existing vehicular access on to Coombe Road, and both construct a new vehicular access on to the Old Blandford Road as well as use the existing access. It is also proposed to extensively plant the apex to the site adjacent to the junction.

PLANNING HISTORY

1978/939	Land adjacent to Cornworthy, erect dwelling and garage and create new access on to Coombe Road.	Refused
1989/1026	Change of use of land for skips and transfer material to larger skips	AC
1992/738	Temporary consent for an advertising board for South of England Flower Show on Old Blandford Road.	AC
1994/861	Temporary consent for an advertising board for South of England Flower Show on Old Blandford Road.	AC

CONSULTATIONS

WCC Highways:

Whilst the site lies outside the HPA, this Authority will recommend unfavourably on sustainability grounds. Therefore recommend that the proposal be refused on the following grounds:

1. The proposal is located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of PPG13 which seeks to reduce growth in the length and number of motorised journeys.
2. Old Blandford Road is considered to be unsuitable for further development at the proposed location due to the lack of footways and the substandard junction with the A354 that lacks visibility and suffers from poor geometry.
3. Because it is not proved that the verge area is within the control of the applicant, a further ground for refusal should be added to the Highway Authority recommendation that the obtainable visibility from the proposed access points to Old Blandford Road have not been demonstrated to be achievable and the lack of visibility could lead to an unacceptable road safety hazard to the users of the public highway.

Wessex Water:

The development is located within a foul sewer area. Only if it is not feasible or practical should a sewage treatment package plant be provided.

Amended plans have now been received which show the scheme connecting to the public foul sewer. Connection to the water mains can be agreed at the design stage. Prior to commencement of works the developer should agree connection onto Wessex infrastructure.

Environment Agency:

No objection subject to conditions, as the site overlies a major aquifer and therefore careful protection of the local groundwater is required.

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site.

We strongly recommend water efficiency measures be incorporated into this scheme to assist in conserving natural water resources and offer some contingency during times of water shortage.

The applicant proposed to install a new private sewage treatment plant for the development, however as the site is located within an area served by a public sewer, connection to the public sewer is now proposed.

Surface water run off should be controlled as near to its source as possible with sustainable drainage systems (SuDS). This reduces flood risk through the use of soakaways, infiltration trenches, permeable pavements, grassed swales, ponds etc. A SuDS approach is encouraged by Part H of the Building Regulations 2000.

Wiltshire Fire and Rescue Services:

Comments relating to need for satisfactory access for fire engines, adequate water supplies, necessary and appropriate fire safety measures and encouragement for the provision of domestic sprinklers.

Environmental Health:

1. The contaminated land assessment is inadequate, failing to meet the basic levels of investigation good investigation. Should you be minded to grant consent I would recommend that the following condition be applied.

"Before development commences the applicant shall commission the services of a competent contaminated land consultant to carry out a detailed contaminated land investigation of the site and the results provided to the Local Planning Authority:

The investigation must include:

- A full desktop survey of historic land use data,
- A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages).

- A risk assessment of the actual and potential pollution linkages identified,
- A remediation programme for contaminants identified. The remediation programme shall incorporate a validation protocol for the remediation work implemented, confirming whether the site is suitable for use.

The remediation programme shall be fully implemented and the validation report shall be forwarded to the Local planning authority prior to habitation of the property/ use of the premises.

2. There does not appear to have been any assessment of the impact of traffic noise from the Coombe Road on those properties proposed for the southern boundary of the site. Should you be minded to grant consent I would recommend a condition be applied requiring that the windows to the elevations facing Coombe Road are provided with acoustic double glazing to minimise the impact of noise from traffic on any future occupiers.
3. I note the proximity of high voltage power lines to the development. I understand that consideration is being given to increasing the distance between new residential developments. I would support further advice being sort from the Electricity company prior to determination of the application.
4. Numerous complaints have been received over the past few years with regard to noise emanating from the Kennels at The Plot, which is opposite the application site. The kennels are currently subject to a planning application. A planning appeal was dismissed. I am concerned about the increased potential for noise nuisance to be caused with the introduction of new residential property in closer proximity than is currently so. I am therefore highlighting this in both cases as it is currently unknown what the outcome of both applications will be.

WCC Archaeology:

There are no known archaeological sites or features in the site and a walkover survey revealed that the original topsoil and subsoil has been removed from the site. This activity will have considerably disturbed any archaeological features that may have survived in the area. As such, I have no comments to make on the application.

WCC Education:

Assessment indicates that the development will generate a need for an extra 4 primary and 3 secondary school places. The designated area primary provision, Harnham Infants/Juniors cannot accommodate the additional children within its existing capacity, although this is not the case at the designated secondary schools that can. A developer contribution towards the cost of expanding Harnham Infants Juniors Schools is therefore required. A developer contribution for 4 primary places at £11,356 each is therefore required.

REPRESENTATIONS

Advertisement	Yes expiry date 28/02/08
Site Notice displayed	Yes expiry date 28/02/08
Departure	Yes
Neighbour notification	Yes expiry date 20/02/08
Third Party response	19 letters and e-mails have been received raising the following comments and objections:-

- Selective use of information to give flawed impression of locality
- Number of dwellings proposed is excessive
- Density of scheme too high, out of keeping with surrounding area
- Overdevelopment, out of scale and character and detrimental to amenity of area
- Not compatible with nor will improve surroundings contrary to policy D1
- Estate housing incompatible with surroundings
- Character of area is reasonable sized houses in reasonable sized plots
- Proposed plots are too small

- Comments received suggesting that 6,7,8 or 9 dwellings would be acceptable
- No play areas for children
- Site is largely invisible at present
- Development in Bouverie Avenue is not relevant
- Improvements to highway would only be needed if there were significant changes in traffic problems, which is obviously expected
- Introducing pavements will change the character of the area; grass verges are appropriate.
- Access from the site on to Coombe Road should be retained
- Coombe Road provides pavements, which could be extended, more frequent buses and easier cycling than Old Blandford Road..
- Will increase traffic at notorious junction of Coombe Road and Old Blandford Road
- Old Blandford Road is used as a rat run.
- Concerns regarding traffic volume and speed on Old Blandford Road
- No drainage in street and rain water floods down the road and into gardens.
- A further 13 houses will place greater strain on facilities
- Approval should depend on suitable boundary treatment
- No objection to the principle of brown field development
- Loss of employment site
- Density is too low. Evasion of affordable housing threshold
- Socially and environmentally undesirable to have low density housing in this locality.

Salisbury Campaign for Better Transport

1. The applicant claims that the site offers easy access to the city centre by foot. For the first 300m of this journey by foot to the junction with the far end of Harnwood Road there is no footpath. This lack should be addressed by means of Section 106 before any building work is allowed to start.
2. "Easy access by...cycle..." isn't without its problems either. Old Blandford Road is a "suggested (by whom?) on-road route for cyclists". In spite of it being such a popular motorists "rat run" to the A3094, that traffic calming measures have had to be introduced.
3. To claim easy access by public transport is laughable. The bus stop on Old Blandford Road at the junction with Harnwood Road (300m away and no pavement) offers an hourly service to and from the city centre between 09.30 and 16.30 (14.30 on Sundays). There is a bus stop on Coombe Road with a claimed half hourly service but this can be safely accessed only via a winding poorly maintained public footpath. Neither bus stop has a shelter and some of the timetables (no electronics out here) are two years or more out of date and almost illegible.
4. The one (only?) good thing about this application is the proposed closure of the sub-standard access from Coombe Road and the replacement of the one on Old Blandford Road by one with better visibility splays.
5. In the interests of minimising the lengths of journeys to work this employment site on the edge of the city should remain an employment site.
6. Otherwise since this site is on the same side of the city as, and relatively close to Odstock Hospital (a major employment site) a strong case can be made for its use for at least 70 affordable housing units. With an extra 200 or so new residents at the far end of Old Blandford Road, local bus services might approach viability.

CPRE

CPRE is pleased to see the use of this predominantly brownfield site for contributing to the need for Salisbury to meet government demands for new housing. It believes the suggested 13 houses of five different styles is about the right compromise between remaining in keeping with the spacious nature of neighbouring housing and ensuring a reasonably high density on the 0.95 ha site. It welcomes the use of energy efficient aspects of design such as ground source heat pumps and high insulation levels. The soft landscaping proposed should be carefully designed to minimise the intrusion of housing into the rural landscape and upon the amenity of neighbouring houses.

Salisbury and District Chamber of Commerce and Industry

Objects to the application for the following reasons:

1. Although Salisbury Chamber of Commerce is not against the housing application in principal, this particular site however, is currently used by small businesses.
2. Despite being contrary to the current permissions for the site, the existence of such sites is fundamental to the growth of the local business community and the fact that it is being used as an incubator unit goes to demonstrate the lack of such suitable sites in Salisbury and the outlying districts.
3. Nevertheless, the Chamber is willing to support such an application when suitable incubator sites have been identified to allow these businesses to continue trading.
4. It is worth noting that the District Council have yet to identify sufficient land for employment use in the long term, a situation which is only exacerbated by the upcoming land use change at Churchfields expected late 2009 early 2010, thus the Chamber has no choice but to attempt to protect valuable sites such as this.

In the absence of sufficient available employment sites within the Salisbury locality, the Chamber will continue to hold objection to this type of residential development on valuable employment land.

SDC Design Forum

The Forum expressed their concern regarding the landscaping on the site. Mature trees should be retained, and any trees proposed for removal should be replanted. The matter should be discussed with the council's Tree Officer. The planting along Coombe Road should be made good and beefed up along the bund.

It was felt that the siting of the dwellings could be rearranged so as to prevent front elevations looking onto the backs of others.

The closure of the access from Coombe Road was welcomed from a highway safety perspective. There was some concern expressed regarding the standard highway design approach within the site.

It was mentioned that the use of half-hips where these didn't relate to gable ends looked odd. The design of the dwellings in general was considered to lack interest, and did not express any particular style. The density on part of the site seemed low, and there might be an opportunity to conjoin some of the units and this in turn could help to improve the design and architectural expression.

MAIN ISSUES

1. Principle of Development
2. Employment Issues
3. Impact on Character of Locality
4. Impact on Neighbouring Amenity
5. Affordable Housing
6. Highway Safety
7. Impact on Trees
8. Educational Infrastructure
9. Policy R2 – Provision of Recreational Facilities
10. Archaeology
11. Waste / Recycling
12. Contamination

POLICY CONTEXT

The following 'saved' policies of the Adopted Replacement Salisbury District Local Plan (June 2003) are of relevance to this application: G2, G8, G9, C2, C6, C7, C8, CN21, CN22, E16, D2, H19, H22, TR11 and R2.

Also of relevance to this application are:
PPS1, PPS3 and the Council's Design Guidance "Creating Places".

PLANNING CONSIDERATIONS

1. Principle of Development

National guidance as expressed in PPS1, seeks to:

"Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. Planning should seek actively to bring vacant and underused previously developed land and buildings back into beneficial use to achieve the targets the Government has set for development on previously developed land."

The proposals broadly meet this objective as the land is previously-developed and in a relatively underused state. Similarly, PPS3, paragraph 10 seeks the specific outcome of "A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate". These national-level policy objectives for planning should be considered in weighing against any apparent detriment to employment objectives, under Policy E16, or to landscape impact, under Policy C7.

Government guidance in PPS3 encourages the efficient use of previously developed land in order to concentrate development within existing settlements. This site is predominantly outside of any housing boundary designation (being only partly within a Housing Restraint Area, under Policy H19). However, Policy H22 and supporting text in the Local Plan, do allow for previously-developed land at Salisbury to be redeveloped for residential use where it is:

- (i) *not identified for an alternative form of development in this Local Plan;*
- (ii) *well related to the existing pattern of development; and*
- (iii) *accessible by public transport.*

In this case, the site is on the edge of the built-up area of the settlement, adjacent to one of the main routes into the City and is partially included within the Housing Restraint Area in the Adopted Replacement Salisbury District Local Plan. Though it is accepted that the majority of the site is largely outside the HRA, it is previously developed land and therefore small-scale redevelopment would be acceptable in principle. Clearly this is an opportunity for redevelopment where the emphasis can be on optimising the site's potential, though within the terms of the guidance offered by the criteria of the Local Plan. In relation to Policy H22, it is considered that the criteria are met.

In policy terms, the site is located within the 'landscape setting of Salisbury and Wilton'. This policy states that 'no new development will be permitted'. However the supporting statement states that built development or changes of use of land will be permissible where, in addition to being fully in accordance with other relevant policies of this Local Plan, it can be demonstrated that the quality of the landscape will not be impaired. Policy C7 adopts an essentially restrictive stance in order to protect the high quality of the landscape settings of Salisbury and Wilton primarily to prevent the coalescence of the settlements.

Broadly, the site is fairly well screened from the wider landscape by the earth bund and the vegetation including the groups of trees, with the exception of a fairly narrow opening at the western end of the site. A particular concern of Policy C7 is that development within the Landscape Setting of Salisbury and Wilton "should avoid encroaching on to the chalk slopes which encompass the settlements, and the river valleys should be kept open to maintain their dominance in the settlements' character". The proposals would not appear to cause detriment to either of these key features of the Landscape Setting. Policy C7 should not therefore necessarily be invoked to rule out housing on this site. A renewed or enlarged employment use could be liable to have a greater overall detrimental impact on the landscape than residential use, where there would be a greater impetus for retaining and enhancing the landscaping and the green boundaries and surroundings. Overall, it is not considered that the proposal would be in conflict with the spirit of Policy C7.

2. Employment Issues

Policy E16, of the Local Plan, aims to resist the loss of employment sites within the district. Redevelopment proposals must either provide *“an acceptable alternative use that provides a similar number and range of job opportunities”* or *“redevelopment of a site for a non-employment use would bring improvements to the local environment or conservation benefits that would outweigh the loss of local jobs”*.

The site has been in use as a haulage and builders yard for more than 50 years. It was once used by more than 20 lorries daily, but the level of activity has reduced to very little in recent years due to the retirement of one of the owners and changes in the licences which have limited working hours. Currently a number of sole traders use the site for storage purposes. It is contended that the storage uses could be re-located and that conversion to residential would therefore not result in a net loss of job opportunities. Equally development for residential use, if sympathetically designed and respecting the surroundings, could be judged as being an acceptable alternative use, especially given the very residential character of the area. Indeed, there are some possible local environmental benefits to the development, and therefore, there is no outright objection under Policy E16 to the principle of redevelopment of this site for residential dwellings.

3. Impact on Character of Locality

The site is located on the edge of the city. The site is an established residential area with a mixed character created by dwellings of varying ages and styles, though with the majority of the dwellings having substantial gardens, there is a generally low density. The locality, has a semi-rural character, rather than an urban one; largely because of the dominance of greenery in the street scene created by the grass verges and banks, the shrubs, trees and hedgerows.

The proposed design of the development respects the semi-rural character of the area and while the proposed development would be of a different form and of a higher density to that currently existing along the Old Blandford Road, the layout is not so totally different that it would be harmful to the character of the area, particularly when viewed in the wider context of the site. It is considered that the proposal respects the predominant character of the existing development. This amended scheme is very similar to that originally put forward and the dwellings are set so that there is space between them creating a development that respects the semi-rural character of the area.

- **Scale and design**

The applicant has submitted a design statement in support of the application explaining the ethos behind the scheme and that the layout of the proposal is constrained by the shape of the site, the two roads to the north and south and the presence of the high voltage overhead pylons to the west. Avoidance of proximity to the latter has led to an increasing density from west to east. This helps provide some ‘transition’ across the site as it moves away from the city towards the edge of the settlement but some of the proposed plots at the eastern side of the site are relatively small given the size of the houses on them.

The proposed dwellings on this site consist of detached dwellings, many with attached garages which face on to the street. The houses proposed have been inspired by the style of the houses within the surrounding area. The design uses some of the features that are characteristic of this architectural style of the area and the design whilst comparatively bland uses features such as gables, bay windows, projecting porches and chimneys as well as using detailed brickwork around the window and door openings. The dwellings are either to be brick under a plain clay tiled roof or render under slate roofs. This will introduce some variety of materials into the small development whilst also following the general character of the dwellings in the vicinity, which is considered appropriate.

4. Impact on Neighbouring Amenity

The dwellings immediately adjacent to the site, will inevitably be affected by the proposed development to some extent or another as the relationships will be altered. However, in this case, this interrelationship is considered acceptable as though the proposal will introduce a

greater level of activity into this haulage and builders yard, than currently exists, an increase in residential traffic would be preferable to any significant increases in the haulage traffic. Such an increase in the haulage traffic could occur without the need for further planning permission or any recourse to the Local Planning Authority. The layout design ensures that the rear gardens of the new properties are adjacent to rear gardens of the existing adjacent properties and so there will be a buffer so that no undue harm to the residential amenities of these dwellings would result.

Concern has been expressed by neighbours regarding the increase in traffic resulting from this development, and undoubtedly a further 11 dwellings will result in an increase in noise and disturbance as well as movement. However, in view of the general level of activity, within an urban area, it is not considered that this can be warranted as a reason for refusal.

5 Affordable Housing

The adopted SPG requires a provision to be made in Salisbury for 'Affordable Housing' on a site of over a hectare or that on a site that is capable of accommodating 25 or more dwellings. However, the advice in this document has been superseded by PPS3 that refers to the minimum site size threshold as being 15 dwellings. This site is just under a hectare in area and therefore only requires to be considered against the threshold criteria. To provide 15 dwellings on this particular 0.95ha site would not require a dense form of development in the context of a city. However, in this case, this would be difficult to achieve against the requirements of Policy H19 within the Housing Restraint Area and the fact that the less densely developed area of the site lies outside of any housing designation. Given the tapering nature of the site, this would also necessitate a higher density at the eastern end of the site where it is already most densely developed and could not reasonably accommodate further development in compliance with Policy H19. Moreover, the supporting text of Policy H19 specifically identifies the Harnham Hill area as one having a "loose-knit" pattern of development. To achieve sufficient numbers of dwellings on the site so as to justify affordable housing provision, would therefore appear to conflict with policy H19 and it is therefore considered that due to the character of the area, the site could not be developed in such a dense manner as to provide sufficient numbers of dwellings as to achieve the threshold for affordable housing.

6 Highway Safety

Overall, the site can be judged as being sustainable and compliant with Policy G1 as it is closely related to the existing built-up envelope of Salisbury and redevelops previously-developed land on its periphery. Bus stops exist immediately to the west of the site on the A354 and there are regular services into the city centre and, in the opposite direction, to Blandford. In terms of Policy G2, again the site appears broadly to comply with most criteria.

The Highway Authority is concerned that as the site is not technically within the housing area, that it is in an unsustainable location. However, the site is immediately on the edge of the settlement and visually appears part of the city.

The Highway Authority is also concerned regarding the proposed visibility splays of the new access on to Old Blandford Road. The retention of the existing access on to Old Blandford Road, in the amended plans has resulted in an improvement in the internal layout and the closure of the access on to Coombe Road removes an access with poor visibility. It is acknowledged that visibility along Old Blandford Road from the proposed new access is restricted in both directions, by a high bank to the south and by a very overgrown verge to the north. The verge to the north of the site along Old Blandford Road is not part of the public highway and it is not clear that the visibility splays shown on the latest drawing can, in fact, be achieved. However, the Old Blandford Road is subject to a 30mph speed limit that the Local Highway Authority have advised could be extended to beyond the new access at the applicant's expense, while the alterations could be made to the bank to improve visibility to the south and the existing vegetation could be reduced to the north to the extent of the application boundary. This could be controlled by conditions.

Overall, it is considered that it would be difficult to maintain an objection on the grounds of sustainability. With regards to the provision of the visibility splays to the proposed new access, if alterations are made to the bank to the south and the existing vegetation were cut back to the

north, albeit that this would still not achieve the full extent of the visibility splay to the north that is recommended by WCC Highways, it is Officer's opinion that it would be difficult to sustain a reason for refusal on this basis.

7. Impact on Trees

The trees on the site are not of any significant amenity value and the Council's Arboricultural Officer does not consider that they are worthy of a Tree Protection Order. As such, there is no objection to their removal.

However, it is proposed to retain some of them and additional planting at the apex of the site to screen the development from the important views from the south. The imposition of a condition requiring the submission of an arboricultural method statement providing details of the proposed tree protection measures and a detailed landscaping scheme for the proposed works would be reasonable.

8. Educational Infrastructure

The Local Education Authority has advised that on the basis of standard figures that the development would create a demand for an additional 4 primary and 3 secondary school places. There is inadequate capacity within the local primary Harnham Infants and Junior school to cope with this increased demand, but sufficient capacity within the local secondary school. As the Education Authority has shown that there is currently a capacity problem at the local primary school a capital contribution of £11,356 is required for each of the primary places, a total of £45,424. The applicant has verbally indicated a willingness to make this capital contribution towards the provision of additional places at the Harnham School to accommodate this demand, although this will need to be secured via a Section 106 Agreement.

9. Policy R2 - Provision of Recreation Facilities

In accordance with Policy R2 of the Adopted Replacement Salisbury District Local Plan the provision of recreation facilities must be considered for all proposals for new residential development. Whilst for developments over 10 dwellings the Local Planning Authority may consider that the provision of a play area could be appropriate on-site, in this instance as it would be a very small area and there are other recreational areas nearby, it is considered that an off-site contribution would be acceptable. The applicants have indicated their willingness to secure this through a Section 106 Agreement.

10. Archaeological Issues

The application site is located within the Area of Special Archaeological Significance as defined by the Adopted Salisbury District Local Plan (June 2003) and the applicant submitted a report from a competent professional regarding the archaeological importance of the site. The County Archaeological Officer has advised that there are no known archaeological sites in the area of the application site and as the site has been much disturbed, there is no objection to the proposed development.

11. Waste/recycling

With regards to the provision of recycling facilities within the development itself, the applicants have confirmed their willingness to provide a financial contribution towards the provision of recycling bins etc for each of the individual dwellings within the development, which can be secured through a Section 106 Agreement. Consequently, it is considered that the submitted proposals constitute an acceptable approach to the provision for recycling within the completed development, but it is considered that the provision of a Waste Management Plan should be conditioned.

12. Contamination

The applicant has submitted a report assessing the issues in relation to the possible contamination of the land. Whilst the Environmental Health Officer has some concerns regarding

this report, it is considered reasonable in view of the current use of this land to condition any approval to provide the additional information required.

Conclusions

The site is on the edge of the built-up area of the settlement, adjacent to and partially within the Housing Restraint Area. The remainder of the site is located within the designated 'landscape setting of Salisbury and Wilton' where 'no new development will be permitted'. The site, however, is previously developed land and it can be demonstrated that the quality of the landscape will not be impaired as the site is fairly well screened from the wider landscape by the earth bund and the vegetation around the edge of the site.

Policy E16 is a key policy consideration in this application, as the development would eliminate the possibility of the site being redeveloped for a new and more employment-generating business use, which is an objective of Policy E16. However, the nature of the site and the proposals appear to meet the exceptions given under Policy E16, which allow for redevelopment for non-employment uses in some circumstances. More specifically, due to the current use of the site there is little in the way of loss of employment and there is the potential to improve the environmental quality of the area by the conversion of the land to a residential use within what is primarily a residential area. On balance, including taking into account the objectives of national planning policy statements, the principle of redevelopment of this site for housing, is acceptable.

RECOMMENDATION:

APPROVE SUBJECT TO S106

Subject to all relevant parties entering into a Section 106 Agreement under the requirements of the Town and Country Planning Act 1990 relating to:

- The payment of a commuted sum under the requirements of Policy R2 of the Adopted Salisbury Local Plan (June 2003); and
- The payment of a commuted sum relating to the need for local educational infrastructure improvements
- The payment of a commuted sum relating to the need for waste/recycling equipment

then this authority is minded to grant planning permission to the above application subject to the following conditions:

Reasons for approval

The site is on the edge of the built-up area of Salisbury, adjacent to and partially within the Housing Restraint Area. The remainder of the site is located within the 'landscape setting of Salisbury and Wilton' where 'no new development will be permitted'. The site is however, previously developed land; and it can be demonstrated that the quality of the landscape will not be impaired as the site is fairly well screened from the wider landscape by the earth bund and the vegetation around the edge of the site.

Taking into account the objectives of national planning policy statements, although the proposed development would eliminate the possibility of the site being redeveloped for a new and more employment generating business use, which is an objective of Local Plan policy E16, in view of the nature of the site and as it is considered that the proposal would improve the environmental quality of the area it is considered on balance, that the principle of redevelopment of this site for housing, is acceptable.

And subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)

Reason (1) 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 This development shall be in accordance with the drawing[s] Topographic drawing, 387/17.P002, 387/17.P003, 387/17.P004 and 387/17.P005 deposited on 17 January 2008 with the amended drawing[s] 387/17P020A, 387/17P019A, 387/17P017A, 387/17P016A, 387/17P015A, 387/17.P011D deposited with the Local Planning Authority on 12 June 2008 unless otherwise agreed in writing by the Local Planning Authority.

Reason (2) For the avoidance of doubt.

3.No development shall take place until a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development have been submitted to and approved in writing, by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details. (D04A)

Reason (3) To secure a harmonious form of development.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows/roof lights [other than those expressly authorised by this permission] shall be inserted in any elevation (such expression shall be taken to refer to both walls and roofs) of any of the dwellings hereby approved and there shall be no extensions to the dwellings nor the erection of any structures or enclosures within the curtilages and no additions or alterations to the roofs of the dwellings, permitted by Classes A To F of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason (4) To enable the Local Planning Authority to retain control over the development in the interests of neighbouring amenities and the character of the area.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification) the garaging hereby approved shall not be converted into living accommodation, without submission of a formal planning application to the Local Planning Authority

Reason (5)To enable the Local Planning Authority to retain control over the development in the interests of neighbouring amenities and the character of the area.

6 No development shall take place until full details of the improvements to the frontage to Old Blandford Road, as shown on sketch scheme drawing 387/17.P011D, shall be submitted for the further approval of the Local Planning Authority and the improvements shall be completed in accordance with the approved details prior to the first occupation of the development.

Reason (6) In the interests of highway safety

7 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to, and approved in writing by, the Local Planning Authority and these works shall thereafter be carried out in accordance with the approved details prior to the first commencement of the use hereby approved or in accordance with a timetable to be agreed in writing with the Local Planning Authority. These details shall include, as appropriate, indications of all existing trees, hedgerows and other site features and details of any to be retained together with measures for their protection in the course of development and proposed finished levels or contours. Details of soft landscaping works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes, numbers/densities and positions. The details for the hard landscaping of the site shall include full details of the surfacing materials and colours of all hard surfaces, and where so required by the Local Planning Authority samples of such materials and finishes. If within a period of 5 years from the date of the planting or establishment of any tree, shrub or plant, that tree, shrub, or plant or any

replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason (7) To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development and establishment of the approved landscape scheme, in the interests of visual amenity

8 A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules covering all elements of the implementation of the agreed landscape scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first commencement of the development, or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall thereafter be carried out in accordance with the approved details

Reason (8) To enable the Local Planning Authority to secure the satisfactory evolution, management and maintenance of landscape works, in the interests of visual amenity.

9 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to, and approved in writing by, the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason (9) Reason To enable the Local Planning Authority to secure the satisfactory maintenance of landscape works for a sufficient period of time to enable planted material to become adequately established.

10 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (BS.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason (10) To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to safeguard the amenity of the existing trees to ensure a satisfactory appearance to the development

11 During construction works, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site other than between the hours of 0800 to 1800 on Mondays to Fridays, 0900 to 1300 on Saturdays and at no time on Sundays, Bank and Public Holidays. This condition shall not apply to the internal fitting out of the buildings.

Reason (11) To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

12 During construction works, all plant, machinery, and building materials shall be contained within the application site.

Reason (12) In order to limit the impact on the Old Blandford Road

13 No development shall take place until a scheme for the implementation of water efficiency measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the agreed details, prior to the first occupation of any of the dwellings hereby approved

Reason (13) In the interests of sustainable development. Salisbury District Council's Supplementary Planning Guidance on "Achieving Sustainable Development" promotes the prudent use of natural resources. It is necessary to minimise the local demand for water to protect future supplies.

14 No development shall take place until an investigation for the presence of contaminants has been undertaken in accordance with a scheme to be submitted to, and approved in writing by, the Local Planning Authority.

The investigation must include:

- A full desktop survey of historic land use data,
- A conceptual model of the site identifying all potential and actual contaminants, receptors and pathways (pollution linkages).
- A risk assessment of the actual and potential pollution linkages identified.

If the risk assessment identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed, using the information obtained from the site investigation, shall be submitted to, and approved in writing by, the Local Planning Authority. This shall be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site. The remediation scheme as may be agreed by the Local Planning Authority shall be fully implemented in accordance with the approved details prior to the first commencement of the use hereby approved, unless the Local Planning Authority gives prior written consent to any variation.

If during development, contamination not previously identified is found to be present on the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted and obtained written approval from the LPA for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

On completion of the works, a validation report detailing the implementation of the agreed remedial works and measures shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the property

Reason (14) To enable the Local Planning Authority to ensure that appropriate measures are taken to avoid any threat which the proposed development might pose to health and safety and/or the environment and to ensure protection and prevention of pollution to controlled waters

15 Prior to the first occupation of the dwellings hereby permitted, the windows to the elevations facing Coombe Road shall be provided with acoustic double glazing in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details, prior to the first occupation of any of the dwellings hereby approved and thereafter be retained in perpetuity.

Reason (15) To minimise the impact of noise from traffic on any future occupiers.

16 No development shall take place, until a Waste Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The agreed scheme shall include appropriate targets and objectives for the minimisation and recycling of any waste/materials generated during the construction phase. The development shall thereafter be carried out in accordance with the approved details.

Reason (16) To ensure that the development includes sustainable waste recycling features.

Informative: 1 Policy

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

Saved Policy	Purpose
G2	General Criteria for Development
G9	Infrastructure contributions
D2	Design of Infill Development
H19	Housing Restraint Area
H22	Application of Housing Policy Boundaries
C2	Countryside
C6	Special Landscape Area
C7	Landscape Setting of Salisbury and Wilton
C8	Landscape features retention
CN21and CN22	Archaeological Interest,
E16	Employment Land,
R2	Public Open Space
TR11	Off-street car parking provision

Informative: 2 Highways

The applicant should be aware that the extension of the 30mph zone should be undertaken via a Section 38 or Section 278 Agreement with the Highway Authority

Informative: 3 Wessex Water

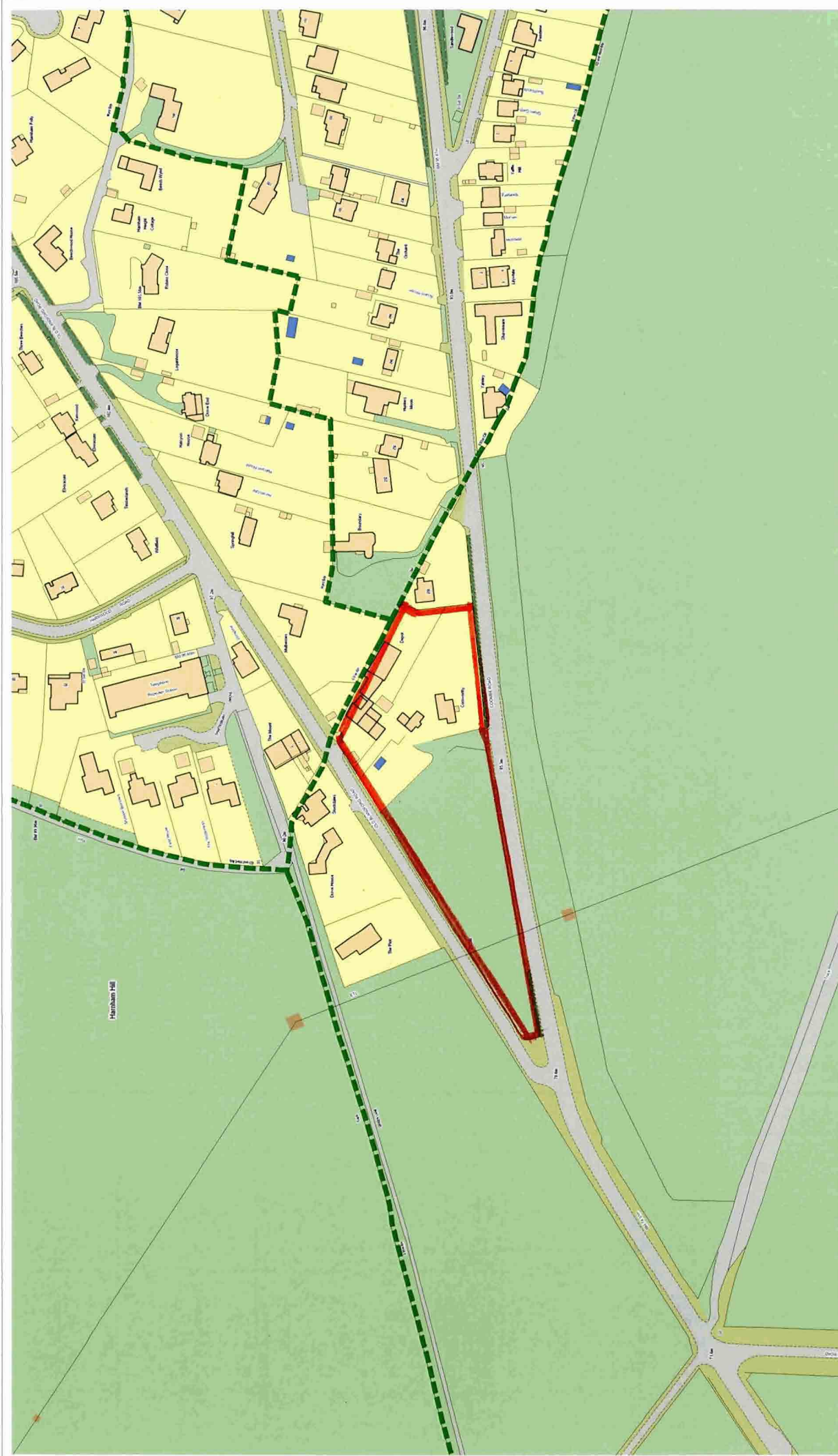
The developer should also be aware of the importance of checking with Wessex Water to ascertain whether there may be any uncharted sewers or water mains within or very near to the site. If any such apparatus exists applicant's should plot the exact position on the design site layout to assess the implications. Please note that the grant of planning permission does not, where apparatus will be affected, change Wessex Water's ability to seek agreement as to the carrying out of diversionary and/or conditioned protection works at the applicant's expense or, in default of such agreement the right to prevent the carrying out of any such development proposals as may affect its apparatus

Informative: 4 Wiltshire Fire and Rescue Service

The attention of the applicant is drawn to the comments of the Wiltshire Fire and Rescue Service.

Informative: 5 Prevention of Pollution

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site Such safeguards should cover the use of plant and machinery oils chemicals and materials the use and routing of heavy plant and vehicles the location and form of work and storage areas and compounds and the control and removal of spoil and wastes We recommend referring to our Pollution Prevention Guidelines found at www.environment-agency.gov.uk/business



CORNWORTHY, COOMBE ROAD, SALISBURY. SP2 8BT

SCALE: DEPARTMENT:
 DATE: 6th August 2008 PROJECT:
 Dwg No.: REF:
 DRAWN BY:

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