

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 26th MARCH 2009

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 Application No
Page

Parish/Ward
Officer Recommendation
Ward Councillors

1	S/2008/1061	DOWNTON
4 - 9	Mrs B Jones	APPROVED WITH CONDITIONS
SV 3.15pm	PARKERS CLOSE DOWNTON BUSINESS CENTRE DOWNTON SALISBURY SP5 3RB ERECTION OF FOUR OFFICE/INDUSTRIAL UNITS WITH ASSOCIATED PARKING	DOWNTON & REDLYNCH Cllr Ms Launchbury Cllr Luther Cllr Ms Morrison
2	S/2009/0213	LAVERSTOCK
10 - 13	MRS A ILES	APPROVED WITH CONDITIONS
	THE ANCIENT RECTORY THE GREEN LAVERSTOCK SALISBURY SP1 1QR DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF DETACHED GARAGE WITH ANCILLARY ACCOMODATION ABOVE	LAVERSTOCK & FORD Cllr King Cllr McLennan

Part 1

Applications recommended for Refusal

No Refusals

Part 2

Applications recommended for Approval

1

Application Number:	S/2008/1061		
Applicant/ Agent:	PETER COLLIER ASSOCIATES		
Location:	PARKERS CLOSE DOWNTON INDUSTRIAL ESTATE SALISBURY SP5 3RB		
Proposal:	ERECTION OF FOUR OFFICE/INDUSTRIAL UNITS WITH ASSOCIATED PARKING AND LANDSCAPING.		
Parish/ Ward	DOWNTON		
Conservation Area:		LB Grade:	
Date Valid:	5 June 2008	Expiry Date	31 July 2008
Case Officer:	Mrs B Jones	Contact Number:	01722 434388

REASON FOR REPORT TO MEMBERS

Councillor Launchbury has requested that this item be determined by Committee due to: the prominent nature of the site and the interest shown in the application

SITE AND ITS SURROUNDINGS

The site forms one of the final phases (Phase 6) of the Downton Business Centre. Units in the vicinity have been constructed and are occupied. The site fronts the A338 Salisbury Road to the west and Batten Road to the south. It occupies a prominent corner plot within the site, adjacent to the roundabout and entrance to the industrial complex. An existing drainage swale separates the site from Salisbury Road.

THE PROPOSAL

The applicant is seeking to erect a new industrial/office building comprising 4 units and a total floorspace of about 800 sqm, with a new pedestrian access to Batten Road. 24 parking spaces would be provided, with 2 disability spaces and 16 spaces for cycles under covered stands. Numbers of potential employees are not known yet.

The scheme has been amended from the original submission as follows:

- Pedestrian access to Batten Road provided, with cycle stands moved closer to the building.
- Retention of the tower feature with roof slope reversed to provide a higher glazing feature.
- The projecting single storey entrance removed and the access incorporated within the two storey building.
- Units C and D set further back from the edge of the swale to allow increased shrub and tree planting.
- The corner of the tower to be framed by tree planting to either side and face directly onto the roundabout.
- The tree planting to the western boundary adjacent to the Raymond Brown building to be extended almost half way along Unit B.

The main issues for the application are the design, neighbouring amenities and highway safety.

PLANNING HISTORY

Various since 02/1416 for 8 phases of the development.	(See history)	AC	Various dates since 2002
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CONSULTATIONS

ENVIRONMENTAL HEALTH	Recommend one condition to control hours of work.
HIGHWAY AUTHORITY	No objection
WESSEX WATER	Developer to agree points of connection as necessary.

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes Expiry 10/7/08
Departure	No
Neighbour notification	Yes Expiry 3/7/08
Third Party responses	Yes. One letter of objection on the grounds that there are too many windows on the west elevation, would prefer green colour for units, estate is deteriorating, who is responsible for landscape maintenance? Overnight parking of refrigerated lorries – noise.

Parish Council Comments on original submission: The committee did not recommend consent being given due to very prominent position of site at the entrance to Downton, unimaginative design, especially west elevation.

Comments on Amended Plans: The Committee did not recommend consent being given to this application as it considered this site to be in a very prominent position at the entrance into Downton. It considered it again to be a very unimaginative design, particularly the west elevation and would request that any future plans include a screening of mature evergreen trees.

MAIN ISSUES

1. Planning Policy History
2. Scale & Design
3. Neighbouring Amenities
4. Highway Safety

POLICY CONTEXT: Adopted SDLP G2, D2, C6, unsaved policy E11 and PPS1

PLANNING CONSIDERATIONS

1. Planning Policy History

The site forms part of an allocation in the SDLP for employment use. Policy E11 is an unsaved policy in the adopted SDLP, which was applicable to the original site prior to its redevelopment. Policy E11 identified the site as the subject of a planning brief, including provision for use class B1 and B8, and B2 uses where there would be no adverse impact on neighbouring properties. The proposal is for an industrial use on the ground floor, with first floor offices. The proposed uses would therefore be in accordance with the former SDLP Policy E11, subject to the acceptable impacts of any B2 use on amenities.

2. Design

The site also lies within the Special Landscape Area, and the existing units have been constructed in a similar style and colour (light and dark green) to one another. The proposed building would be 2 storeys, with a low rise monopitch roof arrangement. The walls would be clad in flat panels at first floor level with brickwork to ground floor. The fourth unit, facing the

roundabout would incorporate a vertical glazed feature. The projecting portion of the west elevation would be all in brickwork. The layout includes cycle parking and bin stores.

The scale, size, appearance and proportions of the building would be similar to those of other buildings already approved and constructed on the site, with the exception of the vertical glazed feature. It is considered appropriate for Phase 6 to include a design feature, as it faces the roundabout at the entrance to the site, and would be prominent from the A338 on the approach to and from Downton. The Raymond Brown building on the opposite side of the roundabout (No 5 Scott's Close) is clad in blue. However, it is not considered that blue would be appropriate on this site, as neighbouring units on the north side of the site are green. The applicant has confirmed that the colour of the units would match the existing buildings on the site (green).

The Parish Council have raised a design objection to the original and amended proposals, as they do not feel that the design is sufficiently imaginative for this prominent site. However, the design is considered by officers to be in keeping with the established appearance of the business centre, and the proposed glazed feature is considered to be sufficiently attractive and interesting to mark the entrance to this particular industrial site. Landscaping would be provided along the south and west boundaries of the site, adjacent to the swale, and this would help to soften the appearance of the unit. Whilst the Parish Council's comments regarding evergreen trees is noted, it would seem preferable in design terms for the building to be visible and contributing to the street scene in the vicinity of the roundabout instead of being hidden behind a wall of planting.

Policy D2 sets out the criteria for infill development, and states that proposals should respect or enhance the character of appearance of an area in terms of building line, scale, height, massing, plot width, colour, architectural characteristics, materials and richness. It is considered that the scale and design of the proposed units would be appropriate within the established employment area, as their design is in keeping with the character of the Business Centre. The proposed glazed detail and landscaping scheme are considered to be appropriate additions to the design, and the development would therefore be in accordance with Policy D1 and C6.

3. Neighbouring Amenity

Conditions have been consistently applied to previous permissions on the site, to control noise and disturbance to nearby dwellings. The proposal is unlikely to materially affect neighbouring amenities, subject to conditions controlling potential hours of use and future installation of equipment (including noise insulation).

One third party is concerned about the number of windows on the west elevation, facing dwellings on the A338. However, the separation of the building from dwellings is considered to be acceptable (at least 30 metres), and the suggested condition would prevent use of the buildings in the evenings, Saturday afternoons, Sundays and Bank Holidays. The proposal is therefore unlikely to have any significant impact on amenity or privacy. Furthermore, the applicant has agreed that any ground floor workshop windows in the west elevation (facing existing dwellings) can be conditioned to be non openable, to prevent undue noise disturbance. The third party suggested reducing the number of windows on the west elevation, but this is likely to have an undesirable impact on the design of the building.

The Environmental Health Officer has raised no objection subject to an hours of construction condition. The proposal would therefore be in accordance with Policy G2.

4. Highway Safety

Estimated vehicular flow to and from the site during a normal working day is not yet known. 24 parking spaces would be provided, with 2 disability spaces and 16 spaces for cycles under covered stands. Numbers of potential employees are not known yet. A Travel Plan has been submitted.

The Highway Authority has raised no objection to the proposals.

RECOMMENDATION: APPROVE:

Reasons for APPROVAL

The proposed industrial /office development on an existing employment site would be acceptable within the adopted policy context of the Salisbury District Local Plan, and is unlikely to detrimentally affect the existing character of the area, neighbouring amenities, or highway safety.

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. Before development is commenced, a schedule of materials, colours (to match the existing green buildings on the business centre) 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. Before the installation of any equipment or machinery, (e.g. extractor fans, compressor motors, sound amplification systems and all similar equipment) a scheme for the insulation against noise emissions from the equipment or machinery shall be submitted to and approved by the Local Planning Authority. The equipment or machinery shall not be brought into use until the approved scheme has been implemented in accordance with the approved details to the satisfaction of the Local Planning Authority, and the scheme of insulation shall be maintained in that condition thereafter.

Reason: In the interest of amenity

4. Before the installation of extractor fans and associated equipment, a scheme for the control of fumes (and for the sound insulation of that equipment) shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall not be brought into use until the approved scheme has been implemented in accordance with the approved details to the satisfaction of the Local Planning Authority, and the scheme of fume control and sound insulation shall be maintained in that condition thereafter.

Reason: In the interest of amenity

5. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas and hardstandings for vehicles, commercial lorry parks and petrol stations shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment

6. Prior to the storage of any oils, fuels or chemicals, a scheme for the construction of storage facilities shall be submitted to and approved in writing by the local Planning Authority. No oil, fuel or chemicals shall be brought onto the site until the approved scheme has been implemented in accordance with the approved details to the satisfaction of the Local Planning Authority, and the storage scheme shall be maintained in that condition thereafter.

Reason: To prevent pollution of the water environment

7. No development shall take place until full details of both hard and soft landscape works in respect of the site (shown edged in red on the approved plan), have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before there is any occupancy of the development hereby permitted.

Reason: In the interests of visual amenity.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (G23A)

Reason: In the interests of visual amenity.

9. The use hereby permitted shall not take place except between the hours of:
07:30 am and 07:00pm Monday to Friday
07:30 am and 01:00pm Saturday
No use on Sunday and public holidays

Reason: In the interests of amenity

10. There shall be no outside storage unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity

11. The premises shall be used for Class B1, B2 & B8 uses only and for no other purpose (including any other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In order to restrict the future uses of the building in the interest of amenities.

12. Other than shown on the approved plans, no other mezzanine floor shall be erected within the building, unless used solely for storage use.

Reason: In the interests of highway safety and in order to protect amenities

13. All ground floor windows on the west elevation facing the A338 road shall be permanently fixed shut (non openable), unless directly serving an office or other non-industrial space.

Reason: In the interests of amenity

14. The Travel Plan by Raymond Brown Ltd hereby approved shall thereafter be implemented, unless the Local Planning Authority grants written consent to any variation.

Reason: In the interests of sustainability and highway safety.

15. There shall be no occupation of the buildings hereby approved until the development has been implemented in accordance with the following amended plans showing:

- The new pedestrian access onto Batten Road (B822/1/C)
- Provision of covered cycle stands (Ref B822/2/D and VS1 shelter detail)
- Colour of the new units to match existing units on the Downton Business Centre in green. (Ref B822/2/D)

Reason: For the avoidance of doubt

16. No demolition or construction work shall take place before 08:00 hours on any day and work shall finish by 18.00 hours Monday to Friday and 13.00 hours on Saturday. This includes delivery of materials to and from the site. No work shall take place on Sundays or Bank Holidays.

Reason: In the interests of neighbouring amenities.

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

- G2 General Criteria for Development
- D2 Design
- C6 Special Landscape Area

And the guidance in PPS1

INFORMATIVE

The site is subject to an adoption agreement under Section 104 of the Water Industry Act 1991. The Agreement refers to the construction of sewers by the developer and the adoption of sewers by the sewerage undertaker. These sewers are currently private and it is advised that the applicant contacts the appropriate party in order to obtain further details, as the proposal may affect this agreement. Permission to connect to these systems should also be obtained where connection is required. Please telephone Wessex Water to agree points of connection on 01225 526000.

Application Number:	S/2009/0213		
Applicant/ Agent:	DAMEN ASSOCIATES		
Location:	THE ANCIENT RECTORY THE GREEN LAVERSTOCK SALISBURY SP1 1QR		
Proposal:	DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF DETACHED GARAGE WITH ANCILLARY ACCOMMODATION ABOVE		
Parish/ Ward	LAVERSTOCK		
Conservation Area:		LB Grade:	II
Date Valid:	16 February 2009	Expiry Date	13 April 2009
Case Officer:	MRS A ILES	Contact Number:	01722 434312

COMMITTEE REPORT

This application is brought to committee as it has been made by a council member.

SITE AND ITS SURROUNDINGS

The Old Rectory is a detached dwelling located within large grounds off The Green in Laverstock and is Grade II Listed. Although the dwelling itself is located within the housing policy boundary the site proposed for the garage is located within the open countryside of the Landscape Setting of Salisbury and Wilton.

THE PROPOSAL

Permission is sought for a new detached garage with ancillary accommodation above and is a renewal of the previously approved application. The site currently forms part of the tended garden surrounding the property. The existing garage is located separately within the site but this will be demolished to allow access to the proposal. The building will be 5.9 metres by 2.9 metres with pitched roof rising to a height of 7 metres. The ancillary accommodation will be reached by an external staircase on the north elevation and will comprise of a bedroom and shower room.

PLANNING HISTORY

94/619	Demolition of specific outbuildings, alterations to existing dwellings to form one dwelling together with extensions and detached garage at no's 2 and 3 Meadow Cottages	AC	17/06/94
94/620LB	Demolition of specific outbuildings, alterations and extensions to existing dwellings to form one dwelling with drive, turning area and detached garage at no's 2 and 3 Meadow Cottages	AC	17/06/94
94/1121	Construction of pigeon loft at no's 2 and 3 Meadow Cottages	R	15/09/94
97/1139	Removal of pigeon loft and replacement with outbuilding at no's 2 and 3 Meadow Cottages	AC	29/08/97
02/0702	Demolition of garage, construction of garage with living accommodation over plus conservatory	AC	10/09/02
02/0703	Demolition of existing garage and construction of new garage with living accommodation over, construction of conservatory and various internal alterations	AC	12/09/02
06/1298	Demolition of existing garage & construction of detached		
Southern Area Committee 26/03/2009			

CONSULTATIONS

Natural England: Awaiting response
 Wiltshire Fire & Rescue: Consideration should be given to firefighting access and water supply at Building Regulations stage.

REPRESENTATIONS

Advertisement	Yes	Expires 19/03/09
Site Notice Displayed	Yes	Expires 19/03/09
Departure	No	
Neighbour Notification	Yes	Expires 11/03/09
Third Party Responses	No	
Parish Council	Yes	No Comment

MAIN ISSUES

Scale & Design
 Impact on Ecology
 Impact on Residential Amenity

POLICY CONTEXT

Adopted Salisbury District Local Plan saved policies G2, D3, C24, H31 and C7

PLANNING CONSIDERATIONS

Scale & Design

The principle of a garage with ancillary living accommodation is accepted by the previous application and subject to the addition of a condition preventing the ancillary accommodation being sold or let separately, as the building is located outside the Housing Policy Boundary, it is judged to be compliant with policy. Policy C7 of the Adopted Salisbury Plan Saved Policies prohibits development within the Landscape Setting of Salisbury and Wilton within which this site is located. However, the intention of this policy is to prevent new and extensive development within the area rather than small scale development. Furthermore the proposal is not judged to have any significant impact on the Landscape Setting of Salisbury and Wilton.

The Conservation Officer has no objections to the proposal but the conditions regarding the treatment of the building namely the materials and window, balustrading and door details are replicated to ensure that the building satisfactorily respects the listed building.

Impact on Ecology

The site is located close to a SAC and SSSI and as such the applicant has provided a method statement detailing protection measures and approval is awaited from Natural England.

Impact on Residential Amenity

The proposed building will be located some distance from the neighbouring dwelling to the south with only a velux window serving the shower room on this elevation, the stairs and dormer window being located to the north. However, it is considered prudent to impose a condition ensuring that the shower room window will remain obscure glazed and preventing further windows being added to the building which could have a detrimental impact on the neighbouring dwelling. Due to the distance any overshadowing to the garden of the neighbouring property is judged to be minimal.

CONCLUSION

The proposed works are appropriate development in terms of both the existing building and surrounding area and will not have a detrimental impact on residential amenity. Therefore the proposal is judged to conform with Adopted Salisbury District Local Plan saved policies G2, D3, C24, H31 and C7.

RECOMMENDATION:

Approve subject to no adverse comments being received from Natural England.

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. Therefore it is considered to conform with Adopted Salisbury District Local Plan saved policies G2, D3, C24, H31 and C7.

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)

(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 walls, roof and balustrading 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).

(3) Prior to development commencing, window and door details at a scale of 1:5 shall be submitted to, and approved in writing by, the Local Planning Authority.

(4) The garage[s] shown on the approved drawing(s) shall not be converted into a habitable room .

(5) The building hereby permitted shall be used solely as ancillary accommodation to the existing dwelling (known as The Old Rectory), and shall not be occupied, sold, leased, rented or otherwise disposed of as a separate dwelling unit. (E03A)

(6) No development approved by this permission shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

(7) There shall be no additional windows in the first floor elevation of the building hereby permitted.

(8) The development hereby permitted shall be undertaken in accordance with the Method Statement submitted on 16th February 2009.

(9) The proposed shower room window in the southern elevation shall be glazed with obscure glass to the satisfaction of the Local Planning Authority and shall be maintained in this condition thereafter. (D14A)

For the following reasons

(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) To secure a harmonious form of development.

(3) To secure a harmonious form of development.

(4) In order that the Local Planning Authority may retain planning control over the use of the premises.

(5) In order that the Local Planning Authority may retain planning control over the use of the premises.

(6) 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

(7) To ensure adequate privacy for the occupants of neighbouring premises.

(8) To ensure the development minimizes impact on the River Avon System Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC)

(9) To prevent the undue overlooking of adjoining dwellings.

INFORMATIVE: WATER EFFICIENCY

The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum, low flush toilets, water butts, spray taps, low flow showers and kitchen appliances with the maximum water efficiency rating. Greywater recycling and rainwater harvesting should be considered. The submitted scheme should consist of a detailed list and description (including capacities, water consumption rates etc. where applicable) of water saving measures to be employed within the development.

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

Policy G2 General Development

Policy D3 General Design Guidance

Policy C24 Extensions within Open Countryside

Policy H31 Extensions within Open Countryside

Policy C7 Development within the Landscape Setting of Salisbury & Wilton

Part 3
Applications recommended for the Observations of the
Area Committee

No Observations