

SOUTHERN AREA COMMITTEE 14th December 2004
SCHEDULE OF ADDITIONAL CORRESPONDENCE

Agenda
Item No.

Planslist
Item No.

1. S/2004/2284 - DEMOLITION OF ORDNANCE HOUSE AND ERECTION OF 2NO DETACHED HOUSES WITH ALTERATIONS TO EXISTING ACCESS AT ORDNANCE HOUSE, MOODYS HILL, WEST DEAN

Representation from West Dean Parish Council – NO OBJECTION.

Comments from tree officer.

The Arboricultural Method statement submitted is not specific enough and some points require further detail and/or clarification.

Southern Water

Evidence that that there are no sewers in the vicinity of the site to which a connection could be made. However, details of the proposed septic tanks have not been submitted for further comment by the Environment Agency and Environmental Health. Members are therefore recommended to retain Reason 2 for refusal.

HDS Notes

Therefore, a fourth reason for refusal is recommended:

The application site lies within the open countryside of the Special Landscape Area and adjacent to the Conservation Area. Existing boundary tree and shrubs are desirable to retain, as they contribute to the character of the Special Landscape Area, and safeguard views of the site from the adjacent Conservation Area and countryside. It has not been sufficiently demonstrated in the Arboricultural Method Statement that the development would make adequate provision for the retention and protection of these landscape features, and therefore the proposal is contrary to Policy C8, C6 and CN11 of the adopted Salisbury District Local Plan.

2. S/2004/1922 - REST ROOM / OFFICE FOUR ADDITIONAL LOOSE BOXES ST WINDRUSH FARM LONGFIELD , WEST DEAN

Amend description of proposal to remove reference to extension to existing barn.
Proposal involves internal conversion of part of existing barn building not extension.

Replace paragraphs as follows

THE PROPOSAL

It is proposed to internally convert the hay and straw storage area within the barn to provide an additional 4stables and erect a new storage barn and a separate rest room.

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The main difference between this proposal and the previous refusal (S/20034/842) is that the 'hay barn' and 'rest room' buildings have been simplified in overall design terms so that their design more closely reflects their intended function.

PLANNING CONSIDERATIONS

Design/impact on surrounding countryside

The existing building was approved in 2001 and has been sympathetically sited using materials/colours, which blend the building with its surroundings. The *internal conversion* of that building and the addition of a traditional style hay barn and single storey building would have little impact on the visual character of the surrounding countryside.

It is considered that the overall design of the hay barn and simplification of the 'rest room'

4. S/2004/2129 - ERECTION OF A DETACHED DWELLING AND NEW ACCESS AT MARITIME AND PROVINCIAL LIMITED, THE ELMS, YARMLEY LANE, WINTERSLOW

Qualification from Agent –

'The proposal will remove an established line of trees, exposing the new building to view'

We wish to replace with a more harmonious hedging mixture of native species as per the attached plan. However, if the Committee would wish to retain the existing hedge, then we will do so.

'The drains connect to a private sewer'

The drains do run in the back gardens of adjoining properties but are maintained by Wessex Water who have not made any objection to our proposal.

'There is insufficient turning space shown on the plan'

We have complied with Wiltshire County Council dimensions required but would be prepared to alter to accommodate local concerns.

Third Party response – 1 letter stating that:-

1. There is no suitable turning space in Yarmley Lane for vehicles delivering oil, groceries etc and the proposed development does not provide a suitable turning place
2. These vehicles obstruct the lane when they are delivering and I often have to wait several minutes until they have completed delivery before I can drive out of the lane.
3. The developers vehicles will cause considerable damage to the surface of the lane. If planning permission is granted, it should be a condition that the surface of the lane is made good by the developers.

Winterslow C of E Primary School

We note from correspondence between Salisbury District Planning Department and Mr M Morgan-Jones that you are regrettably minded to grant planning permission for a new dwelling next to The Elms, Yarmley Lane, Winterslow.

The congestion outside of the school between 8.40 and 9.15 in the morning and again between 2.40 and 3.20 in the afternoons leads us to be extremely concerned at the possibility of additional heavy traffic at those times. Yarmley Lane runs alongside one boundary of the school

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and debouches into Middleton at exactly the same point as one of the main pedestrian exits from the school. Visibility at this point is not good. We would therefore insist that, should planning permission be granted, it be a condition that absolutely no site traffic should arrive or depart between the above times.

Furthermore, as Yarmley Lane is a well used footpath it would be totally inappropriate for larger vehicles to arrive before a busy time and wait until the congestion is over as any large vehicle using this very narrow lane invariably blocks it so that it is impossible for pedestrians to pass.

Solicitors letter – please see appendix 1

Appendices (1)