

SOUTHERN AREA COMMITTEE

26/01/2005

Author: B Jones

01722 434388

developmentcontrol@salisbury.gov.uk

REPORT

S/041131 The Black Barn, Coldharbour Farm, Pitton **Amendments to site plan for public meeting area**

INTRODUCTION

The applicant previously sought approval to demolish a number of outbuildings that form an L shape within the courtyard of Coldharbour Farmhouse. A new dwelling and site access would be constructed on the site, and the new building would be set back from the roadside, to provide a small meeting area (opposite the Post Office). A new brick retaining wall would be constructed on the boundary of The Lynchets (north east) and a new access and driveway would be included in the scheme.

Members previously considered proposals for this site under the current application, and resolved to approve the application, subject to the applicant undertaking a Section 106 Agreement to pay a commuted sum under Policy R2, and keep the land shown as a public meeting area available for public use. (Appendix 1)

The area under consideration in this report is the public meeting area to the front of The Black Barn. Negotiations regarding the Section 106 Agreement as previously recommended by Committee are still ongoing, and planning permission has not yet been issued. However, the applicant is seeking amendments to the layout of the public meeting area, as part of these negotiations.

BACKGROUND

Members are referred to the original and proposed layout plans in Appendix 2. The need for the layout changes has arisen from concern regarding the bedroom accommodation above the doors of the front/west elevation, which would be directly adjacent to the public area. This may lead to disturbance of the occupants of the property at night. Secondly, the applicant is concerned that the notices on the barn door look unsightly and would impact on the overall appearance of the finished dwelling.

The following changes are proposed:

1. A five bar gate and fence to separate the new proposed property from the public meeting area
2. A panel fence to be provided on the north east boundary (adjacent to the Lynchets) for the public notice board.
3. Seat, safety barrier and well to be provided as shown.

Views of the Highway Authority regarding Highway Safety

The Highway Authority previously considered that whilst the proposed development would result in improved visibility at the site access, visibility would fall far short of the laid down standards. Furthermore, the Authority were concerned that the layout of the meeting area may lead to pedestrians stepping into the carriageway at its north eastern corner, at a point where inter-visibility between pedestrians and drivers is virtually nil. It was therefore recommended that the application was refused on Policy G2 (i) grounds. However, the Highway Authority has responded to the proposed amendments (Appendix 3) and the views are summarised as follows:

- a) Details of a suitable high visibility guard rail are attached
- b) Prevention of discharge of surface water from the area onto the public highway should be conditioned (please see Condition 4 of Appendix 1)
- c) The need for a 5 bar gate is questioned, as it would seem impracticable.

CONCLUSION

Whilst the proposal remains contrary to the Highway Authority's recommendation, the alterations are generally considered to be acceptable. Whilst the 5 bar gate may seem impracticable, it would present an aesthetically pleasing solution for the separation of the dwelling from the public meeting area.

RECOMMENDATION

Members therefore have several options:

- a) Accept the amended plans
- b) Reject the amended plans, thus reverting to the previously agreed plans
- c) Delegate the matter to the Head of Development Services

Background Papers: None

Implications:

- Financial: None
- Legal: None. Section 106 Agreement in progress
- Human Rights: N/A
- Personnel: N/A
- Community Safety: N/A
- Environmental implications: Quality of the built form
- Council's Core Values: Protection of the Environment
- Parish Affected: Pitton & Farley

Appendix to Agenda Item 12

Item No.	Case Officer	Contact No.	
App.Number	Date Received	Expiry Date	Applicant's Name
Ward/Parish	Cons.Area	Listed Agents	Name

Proposal Location

1	Case Officer	Contact No	1
	Ms B Jones	01722 434388	

S/2004/1131	18/05/2004	13/07/2004	MRS J JUDD MR W JUDD MRS D HOWES MR M JUDD
PITT	PIT		PAUL MASSER MASSER ARCHITECTS
Easting: 421179.9384996	Northing: 131405.288946271		

PROPOSAL:	FULL APPLICATION - NEW 3 BED DWELLING AND GARAGE AND ALTERATION TO ACCESS
LOCATION:	THE BLACK BARN COLDHARBOUR FARM HIGH STREET PITTON SALISBURY SP5 1DQ

REASON FOR REPORT TO MEMBERS

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

SITE AND ITS SURROUNDINGS

The site forms part of the courtyard of Coldharbour Farmhouse, which is a Grade II listed building situated on High Street, Pitton. East of the site is The Lynchets, and to the south lie fields associated with the farm. The Post Office is situated across the High Street, between the residences of Benachie and Talland. The site is designated as a Conservation Area, within the Pitton Housing Policy Boundary and Special Landscape Area.

THE PROPOSAL

The applicant is seeking to demolish a number of outbuildings that form an L shape within the courtyard of Coldharbour Farmhouse. A new dwelling and site access would be constructed on the site, and the new building would be set back from the roadside, to provide a small meeting area (opposite the Post Office). A new brick retaining wall would be constructed on the boundary of The Lynchets (north east) and a new access and driveway would be included in the scheme.

PLANNING HISTORY

S/2004/1132 – See separate report on Agenda

CONSULTATIONS

WCC Highways	Objection
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Wessex Water Authority	Not within WW sewered area. Developer to agree point of connection for supply.
Environmental Health	No observations.
Wiltshire Wildlife Trust	Bat and Barn Owl survey requested. (No species found).

REPRESENTATIONS

Advertisement	Yes	Expiry 24/06/04
Site Notice displayed	Yes	Expiry 24/06/04
Departure	No	
Neighbour notification	Yes	Expiry 14/06/04

Third Party responses Yes 2 letters of objection on grounds of proximity to Lynchets (noise), overlooking from Velux windows, fumes from proposed flu (now deleted from scheme), danger from vehicles using access onto busy, narrow road.

Parish Council response Yes No objection

MAIN ISSUES

The main planning issues for the application are scale and design, impact on the Conservation Area and setting of the listed building, neighbouring amenities, nature conservation and highway safety. The Conservation policy issues of the adopted SDLP have been considered under the accompanying committee report for Conservation Area Consent (Application S/2004/1132).

POLICY CONTEXT

Policy G2, C12, CN3, CN5, CN8, CN9, CN10, CN11, R2, D2 and TR11.

PLANNING CONSIDERATIONS

1. Impact on the Conservation Area and setting of the Listed Building

The existing structures to be demolished have a barn like appearance, but are of modern construction. The listed building is a black and white timber framed cottage (Coldharbour Farmhouse), fronting onto the road. The existing north west face of the barn abuts the road, and incorporates a village notice board. The applicant is seeking to retain this use on the new building, and open up the adjacent well within a public seating area.

The proposed new dwelling would retain the character of a barn, with oak window frames, timber boarding on the walls, and a pitched roof. A new brick retaining wall would be constructed on the north east boundary with the Lynchets.

It is considered that whilst the older section of the barn (abutting the road) has some character, the building is generally not of historic merit. The outbuildings to the rear of the yard (perpendicular to the barn) are of breeze block construction and have little architectural merit. However, the site is important in terms of its streetscape and its relationship with the adjacent listed building. Conservation have raised no objection to the proposed demolition, provided the proposed replacement dwelling is constructed in its place, to maintain the amenities of the streetscene within the Conservation Area. Furthermore, the replacement structure should be of a high quality. The Local Planning Authority requested a number of amendments to the original proposals, and was satisfied with the revised details of the new building. The proposal (demolition *and* replacement) is therefore considered to satisfy the policy context for Conservation Areas and Listed Buildings within the adopted Salisbury District Local Plan.

2. Neighbouring Amenities

The site lies adjacent to The Lynchets, which shares an existing boundary of timber fencing, shrubs and trees. The property is currently less than 3 metres (at its narrowest point) from the boundary of the application site.

The proposed new dwelling would include a new brick retaining wall, which would form a boundary wall between the two properties. The boundary wall would be approximately one metre lower than the existing barn, and the resultant pitch of the new roof would be about 2metres further away from the Lynchets than the pitch of the existing barn. There would be one gable end, which would lie approximately 1 metre from the boundary, although there would be no windows in this elevation.

Other windows in proximity to the north east boundary include a high level roof light in the main roof (serving the stair and hallway), and four rooflights serving the kitchen and utility room. The proposals are therefore unlikely to give rise to any overlooking of the adjoining property, as all the rooflights would be set at an angle on the roof pitches, facing skywards.

Furthermore, it is considered that the proposed building would be unlikely to significantly increase the effect of dominance on the boundary of the Lynchets, as only the plain gable end would be closer to the property (than the existing barn), about 1 metre from the boundary. This would give a distance of over 5 metres between the properties at this point.

The proposed dwelling would be set back from the High Street by about 5 metres. The proposal is unlikely to materially affect the amenities currently enjoyed by properties on the opposite side of High Street, although there would be a degree of increased disturbance arising from additional vehicular movements from the site.

A flue, which was originally proposed for the north east roof pitch, has been deleted from the scheme. Environmental Health have not raised any issues regarding the proposal.

The proposal is therefore considered to satisfy Policy G2 (vi), (vii) and D2.

Nature Conservation

A Bat and Barn Owl survey was received for the site (Policy C12). There was no evidence found of any bat or owl roosts in the barn. However, if the barn is to be demolished in the spring/summer period, the barn should be searched for the presence of other bird nesting species (eg housemartin). In accordance the legislation, where active nests are discovered, work should be delayed until the young have fledged. In the unlikely event that bat or barn owls are discovered on site during demolition, it is essential that work stops immediately and English Nature are contacted for further advice.

Highway Safety

The Highway Authority considers that whilst the proposed development would result in improved visibility at the site access, visibility would fall far short of the laid down standards. Furthermore, the Authority are concerned that the layout of the meeting area as submitted may lead to pedestrians stepping into the carriageway at its north eastern corner, at a point where inter-visibility between pedestrians and drivers is virtually nil. It is therefore recommended that the application is refused on the following grounds, contrary to Policy G2 (i).

The site has insufficient frontage to the north-east to enable the access to be satisfactorily laid out, incorporating the necessary visibility splays which is essential in the interests of highway safety.

If the Committee are minded to approve the application, notwithstanding the above recommendation, the Highway Authority have recommended the following condition:

Before the dwelling hereby approved is first occupied, visibility should be provided at the access with nothing over 1metre in height above the adjacent carriageway level, being planted, erected or

maintained in front of a line measured 2.0m into the access back from the carriageway edge, extending to the northeast corner of the site frontage. A section of high visibility pedestrian guard rail should be installed at this point and maintained in this condition hereafter.

Reason: In the interests of highway and pedestrian safety.

Informative: The applicant should contact Wiltshire County Council Highways for further details.

CONCLUSION

The proposal is considered to be acceptable in terms of its impact on neighbouring amenities, the setting of a listed building and the Conservation Area. However, the boundary of the site on the north east corner and its relationship with the adjacent property restricts the ability to provide satisfactory visibility splays at the means of access. The proposed access would therefore be detrimental to the safety of users of the public highway, contrary to Policy G2 (i).

RECOMMENDATION: REFUSE for the following reasons:

1. The site has insufficient frontage to the north east to enable the access to be satisfactorily laid out, incorporating the necessary visibility splays, which are essential in the interests of highway safety. The proposal would therefore be contrary to Policy G2 (i).
2. The proposal makes no provision for public open space, contrary to Policy R2.

And contrary to the following policies of the adopted Salisbury District Local Plan:

Policy G2	General Principles for Development
Policy R2	Public Open Space Provision

NOTES: