

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING
SOUTHERN PLANNING COMMITTEE 07/05/09

	APPLICATION NO.	SITE LOCATION	DEVELOPMENT	RECOMMENDATION	DIVISION MEMBERS
1	S/2009/0121	COTSWOLD FARM STABLES WEST DEAN ROAD WEST TYTHERLEY SALISBURY	RETROSPECTIVE CHANGE OF USE OF TWO BUILDINGS FROM EQUESTRIAN USE TO STORAGE OF SANITARY WEAR	APPROVE WITH CONDITIONS	Cllr Moss (County Councillor)
2	S/2009/0416	GROVE FARM LOWER COOMBE DONHEAD ST. MARY SHAFTESBURY SP7 9LY	DEMOLITION OF EXISTING DWELLING AND BUILDING OF REPLACEMENT DWELLING	APPROVE WITH CONDITIONS	Cllr T Deane (County Councillor)

Date of Meeting	7 May 2009		
Application Number:	S/2009/0121		
Site Address:	COTSWOLD FARM STABLES WEST DEAN ROAD WEST TYTHERLEY SALISBURY SP5 1QA		
Proposal:	RETROSPECTIVE CHANGE OF USE OF TWO BUILDINGS FROM EQUESTRIAN USE TO STORAGE OF SANITARY WEAR		
Applicant/ Agent:	MR RAYMOND SIMMONDS		
Parish:	WINTERSLOW		
Grid Reference:	425568 131997		
Target Decision Date:	23 MARCH 2009		
Type of Application:	FULL PLANNING		
Conservation Area:		LB Grade:	
Case Officer:	MRS A ILES	Contact Number:	01722 434312

Reason for the application being considered by Committee

The Area Development Manager does not consider it prudent to exercise delegated powers as prior to 31/3/2009 the then ward member asked that it be considered by committee.

Environmental/highway impact

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions

2. Main Issues

The main issues to consider are :

1. Principle of Change of Use
2. Traffic Implications
3. Impact on Residential Amenity

3. Site Description

Cotswold Farm Stables are located off West Dean Road between the villages of West Tytherley and Winterslow. The authorised use of the site is equestrian with accompanying residential property. The application relates to two of some thirteen buildings which were granted equestrian use in 2004 and still remain in this use. The site is located within the open countryside of the Special Landscape Area.

4. Planning History

Application number	Proposal	Decision	
77/275	Erection of additional pig housing	AC	02.11.77
84/902	New hay and straw barn	AC	09.08.84
87/242	Extensive pig house (sow and boars)	AC	09.04.87
88/1795	Erection of agricultural building for use as boar house	AC	03.11.88
90/1562	To divert 11,000 volt overhead line at Norlestone, Tytherly road	NJB	17.01.91
03/1540	New access for 3 Cotswold Farm on to public Highway	WD	01.10.03
03/1541	New vehicular access at Cotswold farm buildings	WD	01.10.03
03/1559	Hedgerow removal notice at Cotswold Farm buildings	R	01.09.03
03/1560	Removal of Hedge for vehicular access at 3 Cotswold Farm	R	01.09.03
04/843	New vehicular access and change of use of existing buildings and land from agricultural to B1 B2 and B8 uses.	R	08.06.04
04/844	New vehicular access change of use of land And existing buildings from agricultural to equestrian and amend condition no 3 of 73/DY/199	AC	09.07.04
04/845	Change of use of land and existing buildings From agricultural to equestrian and amend		

	condition 1 of 70/FY/102	AC	09.07.04
04/846	New vehicular access for number 2 and 3 Cotswold Farm	AC	08.06.04

5. The Proposal

Retrospective consent is sought for the change of use of two buildings to the rear of the site from equestrian use to storage of sanitary wear. No physical works are proposed.

6. Planning Policy

The following policies are considered relevant to this proposal:

Adopted Salisbury District Local Plan saved policies G1, G2, C22, C6
PPS7
PPG13

7. Consultations (please use these headings where appropriate)

Winterslow Parish Council

No objection subject to it being limited to storage and small scale distribution

Highways

Originally objected but subsequently the objection was withdrawn and now do not object subject to conditions (see below).

Environmental Health

No Observations.

8. Publicity

The application was advertised by site notice and neighbour notification which expired on 6th March 2009

1 letter of support and 2 letters of objection regarding:

1. Extra traffic will be detrimental to highway safety
2. The business could be expanded further by using other buildings
3. There is little evidence of an equine business being run from this site

The third point is not material to this application but the remaining two points will be dealt with below.

9. Planning Considerations

9.1 *Principle of Change of Use*

9.11 Following the deletion of policy E20 by the Secretary of State the only policy directly related to the change of use of buildings in the countryside is C22. This states that the building should not be temporary, be visually intrusive, require additional development or extensions and will not prejudice the viability of a nearby town. The buildings were originally used as pig pens and have not been altered internally or externally retaining the appearance of agricultural buildings. As such being a permanent building, requiring no work and being some distance from the nearby town of Salisbury the proposal complies with this policy. PPS7 is also supportive in principle of the change of use of buildings in the countryside

9.12 With regard to the point raised by a third party that the business could be extended using other buildings on the site, this would require the submission of a further planning application and would be dealt with on its individual merits.

9.2 *Traffic Implications*

9.21 The Highways Department originally objected to the proposal on the grounds that it could introduce a mix of commercial vehicles on a single width rural road and that the site is remotely located and will encourage motorised journeys. However, following a further site meeting they have withdrawn their objection subject to the imposition of conditions.

9.22 In representations accompanying the application the applicant has stated that the goods were moved into the buildings in 2005 following the last minute withdrawal from an intended buyer and a buyer for the stock is still being sought with two or three pieces a month being sold to business contacts. Although the company's website (www.sanitary-salvage.co.uk) suggests that members of the public can visit the site by appointment, the applicant has stated that this is unusual and in fairness to the applicant, the purpose of the website is to promote the business. As such it is considered that the business would have limited traffic movements associated with it as it is stated that no stock is bought and items are either taken to a courier company or they are collected by van. Furthermore the authorised equestrian use could generate a significant number of vehicular movements if the site was used to its potential without the need for any further planning consent.

9.23 Therefore given the above, and the fact that Cotswold Farm is located adjacent to a business known as "Granit-ops" which operates on a much larger scale, it is considered that a recommendation for refusal on sustainability grounds would be difficult to justify. As such given the low vehicle activity the Highways Department are satisfied that the continued use to store and distribute sanitary products will not have a detrimental impact on the highway, provided that the business does not intensify or change in any way that will increase vehicle activity or attract larger delivery vehicles. They have recommended that conditions be added giving a personal consent to the applicant, specific use for the storage and retail of sanitary wear and specific hours to restrict vehicular movements.

9.24 The conditions suggested by the Highways Department have been replicated below limiting the use to storage of sanitary wear for the applicant only and preventing the use of the building including deliveries or dispatch of goods outside the hours of 0800 and 1800 Monday to Friday and 0800 and 1200 Saturday with no use on Sundays or Bank Holidays.

9.25 In addition to this conditions are suggested limiting the use to a three year temporary consent in order to monitor the impact of traffic movements, preventing outside storage of sanitary wear and limiting the areas available for turning and parking available for use with the business.

9.3 *Impact on Residential Amenity*

9.31 Notwithstanding the impact from additional traffic discussed above as no new building work is proposed and the site is some distance from residential properties there is considered to be no additional impact in terms of loss of privacy or overshadowing

10. Conclusion

Following the withdrawal of the objection from the Highways Department the proposed development is not judged to be visually detrimental to the surrounding area or prejudice residential amenity or highway safety. As such the proposal is judged to conform with saved policies G1, G2, C6 & C22.

Recommendation

GRANT permission on the following reason

The proposed development is not judged to be visually detrimental to the surrounding area or prejudice residential amenity or highway safety. As such the proposal is judged to conform with saved policies G1, G2, C6 & C22.

And subject to the following conditions

- (1) The buildings shall be used for the storage of sanitary ware only and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 2006, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). (V01A)

Reason: To enable the Local Planning Authority to exercise control over the use of the premises in the interests of regulating any alternative kinds of operations which could have adverse effects upon the amenities of nearby dwellings and highway safety.

- (2) The use hereby permitted shall be carried on only by Raymond Simmonds and upon him ceasing to use the buildings in connection with the permitted use, they shall revert to equine use.

Reason: In the interests of amenity, to secure the cessation of a use which can only be justified on the basis of a special personal need by the applicant.

- (3) The use hereby permitted shall be discontinued on or before three years of the date of this decision and the building shall be reinstated to its former use.

Reason: In the interests of amenity in order to monitor the impact of the use.

- (4) There shall be no outside storage of sanitary ware at the site.

Reason: To enable the Local Planning Authority to exercise control over the use of the premises.

- (5) The turning and parking areas and vehicular access to the buildings shown on the location

Reason: In the interests of highway safety

- (6) There shall be no use of the building nor deliveries or dispatch of goods outside the following hours:

0800-1800 Monday to Friday

0800-1200 Saturday

There shall be no use, deliveries or dispatch on Sundays and Bank Holidays.

Reason: In the interests of highway safety

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

G1 General Development Guidance

G2 General Development Guidance

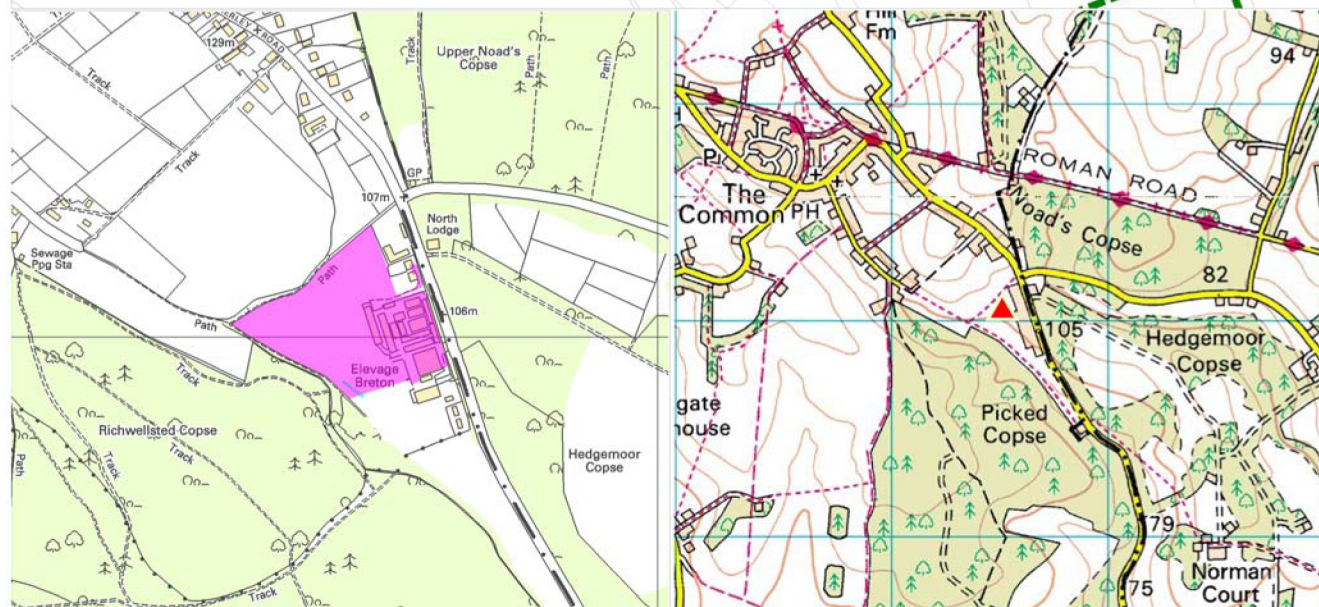
C6 Development within the Special Landscape Area

C22 Change of Use of Buildings within the Countryside

This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Appendices:	None
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Background Documents Used in the Preparation of this Report:	Location plan submitted on 16/04/09
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Date of Meeting	07 May 2009		
Application Number:	S/2009/0416		
Site Address:	GROVE FARM LOWER COOMBE DONHEAD ST. MARY SHAFTESBURY SP7 9LY		
Proposal:	DEMOLITION OF EXISTING DWELLING AND BUILDING OF REPLACEMENT DWELLING		
Applicant/ Agent:	SIMON MORRAY-JONES		
Parish:	DONHEAD ST MARY		
Grid Reference:	390026 122879		
Decision Date :	15 MAY 2009		
Type of Application:	FULL PLANNING		
Conservation Area:		LB Grade:	
Case Officer:	Mr O Marigold	Contact Number:	01722 434293

Reason for the application being considered by Committee

Councillor Deane has requested that this item be determined by Committee due to:

Scale of development

Visual impact upon the surrounding area

Relationship to adjoining properties

Design – bulk, height, general appearance

Environmental/highway impact

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions

2. Main Issues

The main issues to consider are :

1. The principle of development;
2. Whether the replacement dwelling would be 'significantly larger' or have a greater impact;
3. Whether the design is acceptable;
4. The impact on highway safety;
5. The impact on protected species and the Lower Coombe and Ferne Brook Meadows Site of Special Scientific Interest;
6. The impact on the living conditions of nearby properties.

3. Site Description

The site consists of Grove Farm in Lower Coombe, Donhead St Mary. The existing 2/3 storey dwelling is constructed largely of stone (local green sandstone) and a natural slate roof, although there is also a red brick extension and a uPVC conservatory at first floor level.

In planning terms, the site lies in the open countryside and within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. To the north and west of the site lies meadow designated as a Site of Special Scientific Interest.

4. Planning History

Application number	Proposal	Decision
S/2006/2537	Conversion of redundant agricultural buildings to 2 units of holiday accommodation and demolition of 3 stables [This relates to adjacent buildings]	Approved with Conditions on 2 nd February 2007
S/2008/0168	Proposed extension of property, demolition of existing property and outbuilding, and conversion of existing outbuilding to form replacement garaging and associated works and conversion of stables to provide two holiday units. [The latter relates to the adjacent buildings]	Approved with Conditions on 7 th April 2008
S/2008/2001	Conversion of redundant agricultural	Refused on 26 th January

	building to ancillary home office and removal of adjacent stables. [This relates to adjacent buildings]	<p>2009 for the following reason:</p> <p><i>The site lies in the open countryside and within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty where, as a matter of principle, development is strictly controlled, and the conversion of buildings will not be permitted where the building is visually inappropriate or could not be undertaken without significant alteration. In this case it is considered that the building is visually harmful and that significant alterations would be required to achieve conversion. As such the proposed development would be contrary to saved policies C2, C4, C5 and C22 of the Adopted Salisbury District Local Plan</i></p>
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5. The Proposal

The application proposes the demolition and replacement of an existing dwelling.

6. Planning Policy

The following policies are considered relevant to this proposal:

Adopted Salisbury District Local Plan (saved policies)

C2	Development in the countryside
C4, C5	Development in the AONB
H30	Replacement dwellings in the countryside
G1, G2	General Development Criteria
C11, C12	Nature Conservation and Protected Species

National Government Guidance

PPS1	Delivering Sustainable Development
PPS7	Sustainable Development in Rural Areas
PPS9	Planning and Nature Conservation

7. Consultations

Natural England

Thank you for consulting Natural England on the above planning application. I have read the application with interest and have the following comments to make in relation to protected sites and protected species.

Protected Sites

The proposal is adjacent to Lower Coombe and Ferne Brook Meadows SSSI, a site notified for its wet unimproved grassland habitats. Having read the background papers, I believe that there will be no direct impact on the SSSI as a result of the replacement dwelling.

However, it is possible that indirect impacts may occur during demolition and construction. As such the Method Statement, as submitted, to demonstrate protection of the SSSI and the water course must be conditioned to any permission should it be granted.

Protected Species

Whilst it is up to the Local Authority to determine protected species issues as a result of the planning protocol drawn up between our two organisations last year I would like to make two observations:

The submitted protected species survey is dated 22 February 2008. This survey recommended an emergence check in May/ June 2008 but the results were not evident.

The survey is also over a year old and may need to be reviewed in light of the time delay and the nature of this planning application.

Please note Natural England's comments in this letter relate only to the above two issues. If you require specific landscape advice please contact Richard Burden at the Cranborne Chase and West Wiltshire Downs AONB Team in Cranborne.

Parish Council

Object on the grounds that:

- The scale and design does not reflect the local vernacular and character in the immediate area of the landscape of the AONB in general.
- The proposed replacement dwelling is significantly larger and will have a greater impact than the existing dwelling

Highways

It is considered that the proposed replacement dwelling will not have any significant impact on highway safety and therefore I recommend that no highway objection be raised to it.

8. Publicity

The application was advertised by site notice and neighbour notification, with an expiry date of 23rd April.

3 letters of objection have been received, in relation to the size and design of the proposed dwelling. Consider that any replacement should be appropriate to the time at which it is being built, and its location. The proposal is a pastiche of a Georgian/French style mansion which is too tall, too detailed and has no obvious point of reference to the Coombes. Also express concern regarding access and damage to the road from construction.

1 letter of support has been received, saying that the proposal would be an improvement to the randomly-extended existing house, with removal of the corrugated tin garage being an improvement

9. Planning Considerations

9.1 The Principle of development

The site lies in the countryside and within the Cranborne Chase and West Wiltshire Downs AONB. As such, local planning policies (C2, C4, C5) and national planning policies (PPS7) require that new development should be strictly controlled, and that the AONB's natural beauty should be maintained.

Policy H30 of the Local Plan relates specifically to replacement dwellings. It makes clear that the replacement of dwellings in the countryside should be permitted provided that: (1) it would not be significantly larger than the existing dwelling and would have no greater impact; (2) its design is of a high standard and appropriate to the rural surroundings; (3) the siting is closely related to the existing dwelling; (4) parking and access standards are met and (5) the existing dwelling has not been abandoned.

In principle, therefore, provided those criteria are met, there is no objection to the replacement on an existing dwelling here. Of the criteria, there is no doubt that the siting would be closely related to the existing or that the dwelling remains in residential use (it has not been 'abandoned'). The remaining criteria (size, design etc) are considered below.

9.2 Whether the replacement dwelling would be 'significantly larger' or have greater impact

In relation to whether the replacement proposed would be significantly larger than the existing dwelling, the reason for this limitation is to prevent the cumulative impact of larger dwellings eroding the character and appearance of the countryside in the long term. However, 'significant' is not defined, and the policy only refers to the 'existing' dwelling rather than the 'original' dwelling, leaving some degree of flexibility in assessing what is acceptable under this policy.

In this case, it is considered that the replacement dwelling would not be significantly larger than the current building, particularly bearing in mind the recent approval for an extension to the dwelling. The size of the replacement dwelling (at around 465 m²) would not be larger than the

existing dwelling, when taken with its approved extension (with a total of 489 m²).

Even comparing the existing and proposed dwellings alone (ignoring the extension) it is considered that the increase in floorspace resulting from the replacement not would be unacceptable (being an increase of around 30%). An additional consideration is the extent to which the applicants have a 'fallback' in terms of extending the existing dwelling (even with the extensions already approved) under the most recent General Permitted Development Order, which could include (for example) a further rear single storey extension.

In relation to height, the ridgeline of the proposed dwelling would not be higher than that of the existing dwelling - indeed it is slightly lower. In terms of massing, although the replacement dwelling would perhaps have less articulation and therefore a greater 'mass', it is not considered that this results in the replacement having an unacceptably greater impact on the surrounding area.

Overall, it is considered that the proposed dwelling would not be significantly larger or have a greater impact.

9.3 Whether the design is acceptable

Policy H30 requires that the design of a replacement dwelling is to a high standard and that it is appropriate to the rural surroundings, while policy D1 requires compatibility with the existing 'townscape' (though this is perhaps directed more at more built-up, urban, locations).

Government guidance in PPS1 says that Planning Authorities should not impose architectural styles or particular tastes. It goes on to say that there is a need to guide new development in relation to neighbouring buildings and the local area more generally, and that it is proper to promote or reinforce local distinctiveness.

Concerns have been expressed by the Parish Council that the scale and design of the dwelling would not reflect the vernacular of the surrounding area. It is certainly true that the proposed design would be different from that of the existing dwelling, being traditional but much more classical and 'grand' in appearance.

However, this does not make its design unacceptable. Classically designed dwellings are not unknown in the surrounding area, although generally on a much larger scale (Donhead Hall; Ferne Park), and the location of this dwelling is relatively isolated and set apart, rather than forming part of a particular street scene or character as might be found in one of the Conservation Areas.

It could also be argued that the existing dwelling has some 'formal' elements. The existing dwelling is described in the Design and Access Statement as an 'agglomeration of architectural styles that do not sit well with each other'.

It is considered that the proposals would have a visual benefit, particularly when viewed from the countryside to the north. The proposal would replace an exiting visually harmful uPVC first floor conservatory and ground floor brick extension and replace it with a well-designed development using natural Chilmark rubble stone and reclaimed Welsh slate. The existing utilitarian outbuilding would also be replaced.

Although these benefits would also accrue from approved extensions, replacing the dwelling also allows the building to have a more unified, holistic appearance. It enables the space to be used

more efficiently, and allows for a more energy-efficient and sustainable dwelling (for example in south-facing, solar gain). The replacement dwelling would use local green stone with natural Welsh slate (recycled where appropriate) and traditionally-detailed doors and windows.

On balance, it is considered that the standard of design of the dwelling would be high, and that it would not harm the character or appearance of the surrounding area, including the natural beauty of the AONB.

9.4 The impact on highway safety

Consideration has been given to the impact on highway safety resulting from the proposed development.

It is recognised that the existing access is relatively narrow and at some points steeply graded. However, the Council's highway officers have not objected to this application, and raised no objection to the earlier extension application (or indeed to the conversion of the buildings to the west into units of holiday accommodation).

In terms of car parking, the previous approval included provision of car parking to the house in one of the former agricultural buildings to the west. There would remain adequate turning, circulation and parking space within the site in any case.

Although some concern has been expressed (by the County Councillor) about damage caused to the highway during conversion of the agricultural buildings. However, it would be difficult to argue that there is no way that construction works could not take place without damaging the highway, even if it meant using light vehicles and/or accessing the site across fields.

It is recommended that a condition is imposed requiring details of access arrangements during construction, to ensure that highway and road-users' interests are maintained; but in any case the highway authority have not objected to the proposal.

9.5 The impact on protected species and the Lower Coombe and Ferne Brook Meadows Site of Special Scientific Interest

Consideration has been given to the impact on protected species (principally bats or barn owls within the roofspace), and on the adjacent Site of Special Scientific Interest.

In relation to protected species, the applicants have undertaken an ecological survey, which has been assessed by Natural England. They initially expressed concerns regarding the length of time since the survey was undertaken (ie being longer than a year ago, in February 2008) and that the results of the recommended emergence check in May/June 2008 were not evident.

Subsequently the applicant has commented that the emergence survey itself was undertaken, and within a year (in May 2008). The ecologist, from Dorset Wildlife, found no bats but recommended a purpose-built bat roost be constructed before demolition takes place. Natural England have confirmed that this is acceptable.

In relation to the SSSI, Natural England has commented that, subject to the building method statement being secured through condition, the proposed works will not adversely impact (either directly or indirectly) on the meadows designated as an SSSI.

9.6 The impact on the living conditions of nearby properties

Consideration has been given to the impact on the living conditions of nearby dwellings – the nearest of which appears to be a range of converted buildings and Grove Farm Cottage.

The existing dwelling already has second-storey windows serving bedrooms facing in this direction (to the east). The proposed additional windows facing in this direction would not significantly impact on the living conditions of the nearest residential properties, which would be some 55m away thus preventing any realistic possibility of window-to-window overlooking).

10. Conclusion

It is considered that the proposed replacement dwelling would not be significantly larger, or of an unacceptable design, and that it would not harm the character or appearance of the area, or the AONB's natural beauty. It would not harm highway safety, the amenities of nearby properties, the ecology of the Lower Coombe and Ferne Brook Meadows Site of Special Scientific Interest, or the interests of protected species. It would therefore comply with the relevant saved policies of the Adopted Salisbury District Local Plan and the advice in relevant Government Guidance.

Recommendation

GRANT PERMISSION for the following reason

It is considered that the proposed replacement dwelling would not be significantly larger, or of an unacceptable design, and that it would not harm the character or appearance of the area, or the AONB's natural beauty. It would not harm highway safety, the amenities of nearby properties, the ecology of the Lower Coombe and Ferne Brook Meadows Site of Special Scientific Interest, or the interests of protected species. It would therefore comply with the relevant saved policies of the Adopted Salisbury District Local Plan and the advice in relevant Government Guidance.

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.

- 2) Development shall be undertaken in accordance the external facing materials detailed in the application forms unless otherwise agreed, in writing, by the Local Planning Authority.

Reason (2): in the interests of the character and appearance of the area

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

Reason (3): in accordance with saved policy H30 of the Adopted Salisbury District Local Plan, which seeks to limit the cumulative impact of development in the countryside

- (4) Prior to the commencement of development (including demolition), details of the siting, design, implementation and maintenance of a bat roost shall be submitted to and approved, in writing, by the Local Planning Authority. The roost shall be provided in accordance with the details thereby approved.

Reason (4): in the interests of protected species

- (5) Development shall be undertaken in accordance with the construction method statement dated 19th March 2009, unless otherwise agreed in writing by the Local Planning Authority.

Reason (5): in the interests of protecting the Lower Coombe and Ferne Brook Meadows Site of Special Scientific Interest.

- (6) Prior to the commencement of development (including demolition) details of the means of access to the site for vehicles and equipment used in the demolition of the existing dwelling and the construction of the replacement dwelling, and of the maintenance/repair of any damage caused to the highway or public rights of way caused as a result of these works, shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in full accordance with the details thereby approved.

Reason (6): in the interests of users of the highway and public rights of way.

INFORMATIVES:

- (1) This decision has been taken in accordance with the following saved policies of the Adopted Salisbury District Local Plan, and relevant national guidance:

Adopted Salisbury District Local Plan (saved policies):

C2	Development in the countryside
C4, C5	Development in the AONB
H30	Replacement dwellings in the countryside
G1, G2	General Development Criteria
C11, C12	Nature Conservation and Protected Species

National Government Guidance:

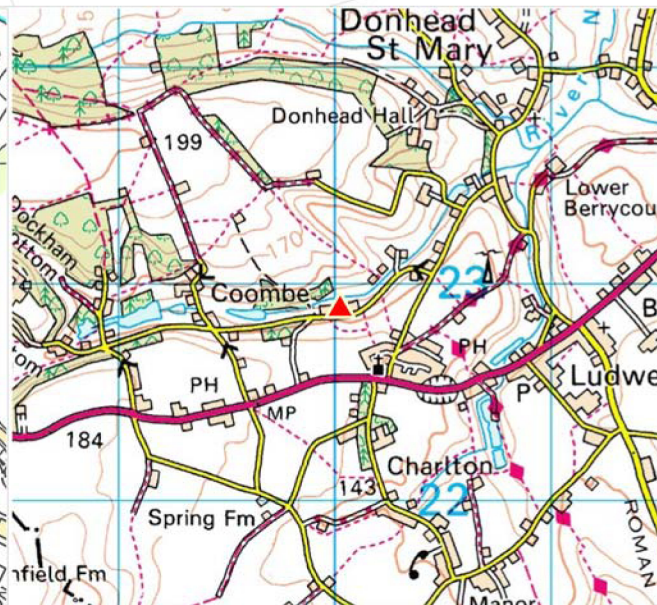
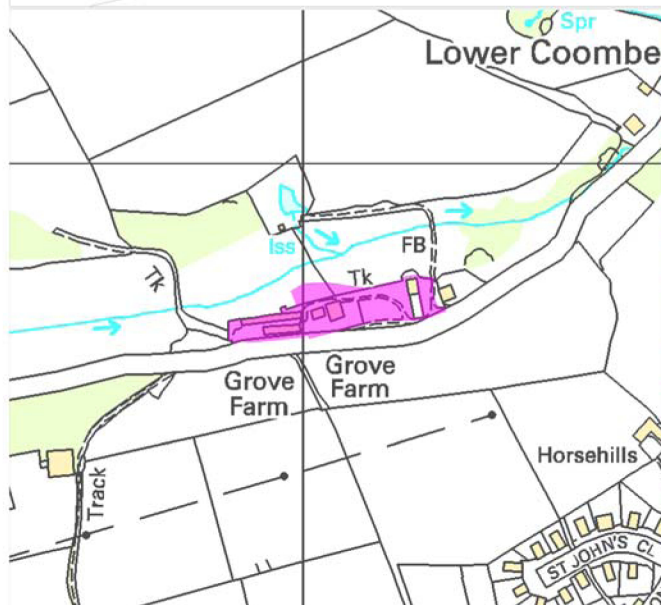
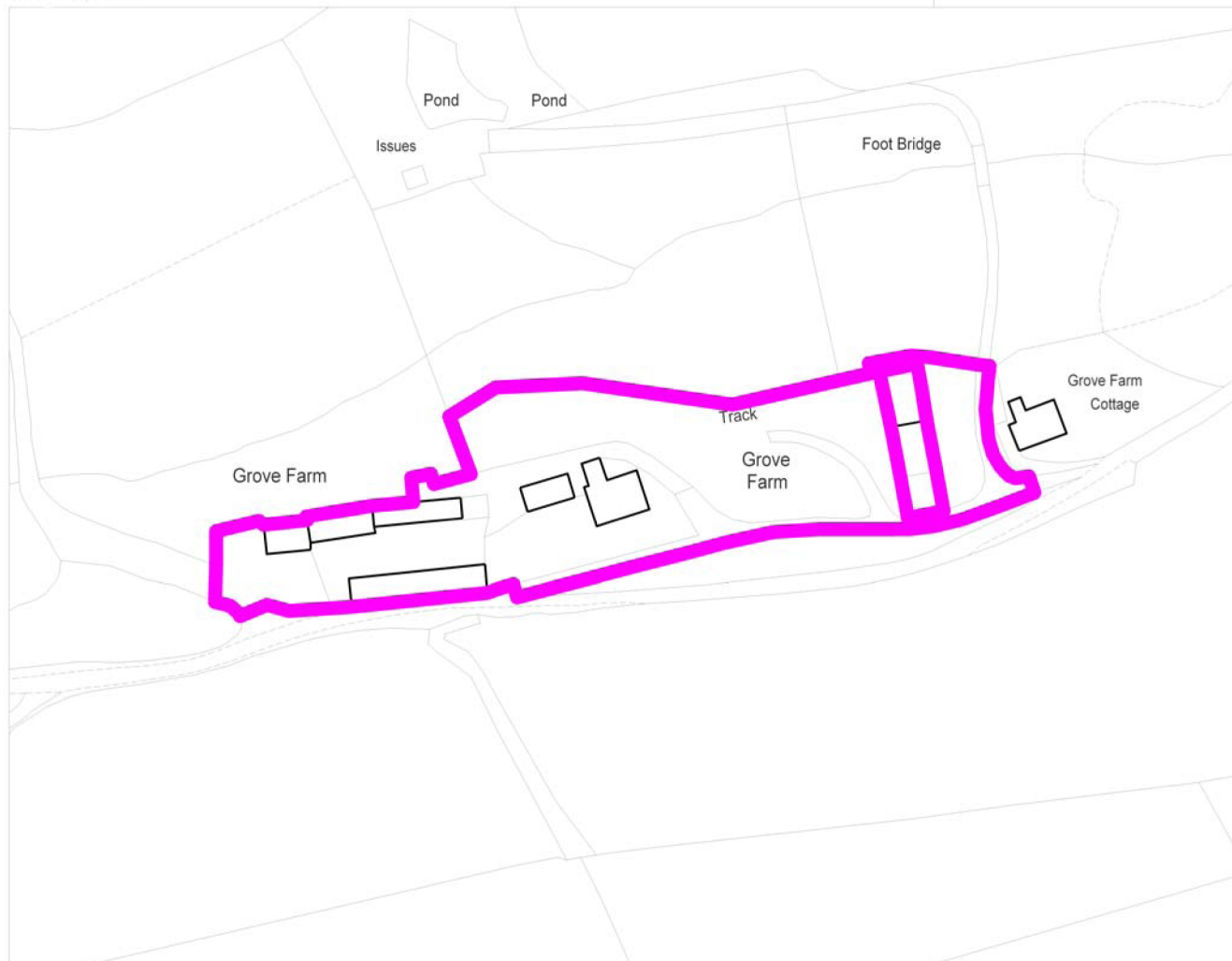
PPS1	Delivering Sustainable Development
PPS7	Sustainable Development in Rural Areas
PPS9	Planning and Nature Conservation

- (2) This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Appendices:	None
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Background Documents Used in the Preparation of this Report:	<p>Plan Ref 948/E/001. Date Received 6th March 2009</p> <p>Plan Ref 948/E/002. Date Received 6th March 2009</p> <p>Plan Ref 948/E/003. Date Received 6th March 2009</p> <p>Plan Ref 948/E/004. Date Received 6th March 2009</p> <p>Plan Ref 948/E/005. Date Received 6th March 2009</p> <p>Plan Ref 948/E/006. Date Received 6th March 2009</p> <p>Plan Ref 948/E/007. Date Received 6th March 2009</p> <p>Plan Ref 948/E/008. Date Received 6th March 2009</p> <p>Plan Ref 948/E/009. Date Received 6th March 2009</p> <p>Plan Ref 948/E/010. Date Received 6th March 2009</p> <p>Plan Ref 948/P/001. Date Received 6th March 2009</p> <p>Plan Ref 948/P/002. Date Received 14th April 2009</p> <p>Plan Ref 948/P/003. Date Received 6th March 2009</p> <p>Plan Ref 948/P/004. Date Received 6th March 2009</p> <p>Plan Ref 948/P/005. Date Received 6th March 2009</p> <p>Plan Ref 948/P/006. Date Received 6th March 2009</p> <p>Plan Ref 948/P/007. Date Received 6th March 2009</p> <p>Plan Ref 948/P/010. Date Received 12th March 2009</p>
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S/2009/416



GROVE FARM DONHEAD ST. MARY SP7 9LY

SCALE: NTS

DATE: 22/04/2009 08:38:54

DEPARTMENT: Planning

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