

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE
WESTERN AREA 22/4/2004

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

A106 - Approve subject to S106	DOEC - Refer to DLTR Now (Committee) DTLR	REF - Refusal
APP - Approve	NOB - No objection J	REV - Subject to Revocation Order
APPC - Approve with conditions	OBJ - Objection	DOED - Refer to DLTR Now - (delegated) DTLR
APRE - Part approve / refuse	OBS - Observations to Committee	

ITEM NO	APPLICATION NO OFFICER	LOCATION	REC	PARISH / WARD	WARD & COUN-CILLORS	NOTES
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1	S / 2004 / 338 Miss A Rountree	ANNE EVERALL HATTS COTTAGE (LAND ADJ TO) HATTS LANE SEMLEY	REF	SEDG	KNOYLE Cllr Couper	pg 2-3
2	SV S / 2004 / 374 Mr O Marigold	MR D GOODFELLOW EBBLE CLOSE DUCK STREET EBBESBOURNE WAKE	REF	EBBS	CHALKE VALLEY Cllr Draper	pg 4-5

3	SV	S / 2003 / 2559 Mr O Marigold	THE RUSHMORE ESTATE THE VILLAGE HALL SITE TOLLARD ROYAL	REF	TOLL	DONHEAD Cllr Cole-Morgan	pg 6 - 10
4		S / 2004 / 394 Miss A Rountree	MR & MRS R MOFFAT GLEDHILLS TEFFONT	APPC	TEFF	FONTHILL & NADDER Cllr Mrs Willan	pg 11-13
5		S / 2004 / 456 Miss A Rountree	GEORGE TYE GLADWYN HIGH STREET HINDON	APPC	HIND	KNOYLE Cllr Couper	pg 14-18
6		S / 2004 / 518 Mr J Hammond	C G FRY & SON LTD CLEMENTS LANE MERE	A106	MERE	WESTERN & MERE Cllr Jeans Cllr Mrs Spencer	pg 19 - 20
7		S / 2004 / 531 Mr P Ridley	MR & MRS H JOHNSON 11 WASHERN CLOSE WILTON	APPC	WILT	WILTON Cllr Edge Cllr Brown-Hovelt	pg 21 - 25
8		S / 2003 / 1663 Mrs J Howles	WILTON HOMES LTD LAND ADJOINING - FORGE COTTAGE CHILMARK	APPC	CHIL	FONTHILL & NADDER Cllr Mrs Willan	pg 26 - 31

END OF LIST

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

Part 1

Applications recommended for Refusal

Item No.	Case Officer	Contact No.	App. Number Ward/Parish	Date Received Cons.Area	Expiry Date Listed	Applicant's Name Agents Name
1	Case Officer Miss A Rountree	Contact No 01722 434312				

Proposal
Location

S/2004/338	17/02/2004 16:29:55	13/04/2004 16:29:55	ANNE EVERALL
SEDG			
Easting: 387526.1	Northing: 125281.8		

PROPOSAL:	CHANGE OF USE -TO PROVIDE TENNIS COURT
LOCATION:	HATTS COTTAGE (LAND ADJ TO) HATTS LANE SEMLEY SHAFTESBURY SP7 9AD

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

Hatts Cottage is an relatively isolated property some distance from the village of Semley. The dwelling is located within the open countryside of the AONB and the existing residential curtilage is surrounded by agricultural land within the ownership of the cottage.

THE PROPOSAL

Permission is sought for a change of use of approximately 1000m² (as submitted by the applicant on the application form) of land from agricultural to residential curtilage to the south of the cottage. The land is currently a disused pony paddock and the change of use is required to facilitate the construction of a tennis court. No details have been provided of the playing surface or any landscaping or fencing.

PLANNING HISTORY

1979/0859	Garage for Private Cars	A
21/08/79		
2000/1539	Single Storey Extension	A
15/09/00		
2003/1584	COU of Agricultural Lane to Residential Curtilage & Extension to Property with Garage & Turning Area	A
23/09/03		

REPRESENTATIONS

Advertisement No

Site Notice displayed	Yes	Expired 25/03/04
Departure	No	
Neighbour notification	Yes	Expired 11/03/04
Neighbour response	No	
Parish Council response	Yes	No Objections

MAIN ISSUES

Development within the AONB

POLICY CONTEXT

Adopted SDLP C1, C2, C5
PPG 7
Wiltshire Structure Plan 2011 C8

PLANNING CONSIDERATIONS

Development within the AONB

The area of land concerned is an odd shape and does not integrate well with the existing residential curtilage. As such the site represents an intrusion into the open countryside of the AONB and its odd shape could lead to subsequent applications for the change of use of surrounding areas of land to create a more regular curtilage. PPG 7 states that the countryside generally "should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection". In addition the Adopted Wiltshire Structure Plan states in policy C8 that "in Areas of Outstanding Natural Beauty, proposals for development should be considered having particular regard to the national designation of their landscape quality and the need to protect, conserve and where possible enhance by positive measures, the natural beauty of the landscape". It is felt that the dwelling house has a large enough garden to construct a tennis court without having to use agricultural land, particularly as the change of use of an area of land to facilitate the change in location of the garage was granted last year. The proposal will unnecessarily extend the domestic curtilage into the surrounding fields, effectively creating a precedent for subsequent applications for change of use of land. Being for domestic use the tennis court is not considered to benefit the local economy and although it will not be clearly visible from the main road, shielded to a certain extent by mature trees, it will not maintain and enhance the natural environment.

CONCLUSION

The change of use of the land and construction of a tennis court would represent a retrograde step by introducing an incongruous domestic feature into the high quality landscape setting of the AONB, which could create a precedent for further extension of the residential curtilage.

RECOMMENDATION: **REFUSE** for the following reasons:

(1) The proposed development is considered to be contrary to policies C1, C2 and C5 of the adopted Salisbury District Local Plan and policy C9 of the approved Wiltshire Structure Plan in that it would introduce a domestic intrusion into open countryside, a feature which would be visually detrimental to the high quality landscape setting of the Area of Outstanding Natural Beauty with no benefit to the local economy.

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

Policy C1	Development within the Rural Environment
Policy C2	Development within the Rural Environment
Policy C5	Development within an AONB

NOTES:

S/2004/374	19/02/2004 09:01:30	15/04/2004 09:01:30	MR D GOODFELLOW
EBBS	EBB		MR S E WAY
Easting: 399229.9	Northing: 124218.7		

PROPOSAL:	FULL APPLICATION -PROPOSED BUNGALOW AND INTEGRAL GARAGE
LOCATION:	EBBLE CLOSE DUCK STREET EBBESBOURNE WAKE SALISBURY SP5 5JN

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

The site consists of land within the Housing Restraint Area of Ebbesbourne Wake. The village has a historic quality, character and coherence of buildings that remains notable, despite 20th century infilling, and two storey buildings predominate.

This site, while not visible from Duck Street, can be seen from adjacent properties and is visible from the church. It lies within the Ebbesbourne Wake Conservation Area and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty

THE PROPOSAL

The application proposes the erection of a single storey dwelling, accessed from the driveway serving Ebble Close.

PLANNING HISTORY

Proposed bungalow and integral garage, Withdrawn 19th February 2004 (S/2003/2587)

CONSULTATIONS

WCC Highways	no objection
Wessex Water Authority	lies within sewered area
Environmental Health	no observations
Salisbury Civic Society	bungalow design is unlikely to be appropriate and the Conservation Area would be better served by a house design.

REPRESENTATIONS

Advertisement	Yes	expires 25/03/04
Site Notice displayed	Yes	expires 25/03/04
Departure	No	
Neighbour notification	Yes	expires 16/03/04
Neighbour response	No	
Parish Council response	Yes	Ebbesbourne Wake Parish Council – unanimous approval.

In particular the Parish Council emphasises its support for a bungalow not a house

MAIN ISSUES

Impact on the character and appearance of the Conservation Area and AONB
Impact on living conditions of adjoining properties

POLICY CONTEXT

G2, C5, D2, CN8, H19, R2

PLANNING CONSIDERATIONS

This application is similar to the proposal withdrawn in February, although the materials proposed now are brick/flint panels and timber window rather than a rendered finish with uPVC windows. The site lies within the Housing Restraint Area, where policy H19 makes clear that new dwellings will only be acceptable where (amongst other things) the character of the settlement is not harmed and where it would be in keeping with neighbouring properties.

While the erection of a dwelling on this site is considered acceptable in principle, Ebbesbourne Wake is characterised primarily by two storey dwellings. As has been identified by the Conservation Officer and the Civic Society, the proposed bungalow would not respect the traditional character of the village because of its single storey nature and the non-traditional form of the building. The Conservation Officer considers that a new dwelling should take its cues from the traditional cottages in the village.

While it is recognised that there are a number of instances of single storey dwellings in the village (including Ebble Close itself), two storey buildings predominate and it is considered that the proposed dwelling would fail to preserve or enhance the character and appearance of the Conservation Area. Policy D2 expresses similar sentiments. The Conservation Officer has particular concerns regarding views from the church and the impact on views into and out of the Conservation Area. Within the AONB, policy C5 requires high design standards, although the effect of the proposal on the wider AONB would be limited.

In considering the impact on living conditions, as a bungalow, the proposal would not result in excessive overshadowing, loss of light or loss of privacy that would justify refusal. There is no reason why a two storey dwelling, if sensitively designed, should result in harm to the living conditions of adjoining properties.

As the proposal does not make adequate provision for recreational open space (through a financial contribution, by means of a s106 agreement) this also warrants refusal.

CONCLUSION

Although a dwelling in this location is acceptable in principle, the proposed dwelling would, by reason of its single storey design and non-traditional form would harm the character and appearance of the Ebbesbourne Wake Conservation Area. It also makes no provision for recreational open space. It is therefore recommended that permission be refused.

RECOMMENDATION: **REFUSE** for the following reasons:

(1) The proposed dwelling would, by reason of its single storey design and non-traditional form would neither preserve nor enhance the character and appearance of the Ebbesbourne Wake Conservation Area. It would therefore be contrary to policies D2, CN8 and H19 of the Replacement Salisbury District Local Plan.

(2) In that the proposed dwelling makes no contribution towards recreational public open space, would be contrary to policy R2 of the Replacement Salisbury District Local plan.

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

G2 General Development criteria
C5 Development in the Area of Outstanding Natural Beauty
D2 Infill development
CN8 Development in Conservation Areas
H19 Development in Housing Restraint Areas
R2 Recreational Open Space

NOTES:

S/2003/2559	04/12/2003 15:03:38	29/01/2004 15:03:38	THE RUSHMORE ESTATE
TOLL	TRO		PETER THOMPSON ARCHITECTS
Easting: 394422.4		Northing: 117811	

PROPOSAL:	FULL APPLICATION -ERECTION OF NEW DWELLING AND ACCESS. THE RESTORATION/ALTERATION & EXTENSION OF THE VILLAGE HALL FUNDED BY THE ERECTION OF A NEW DWELLING AS INDICATED ON THE ENCLOSED DRAWINGS
LOCATION:	THE VILLAGE HALL SITE TOLLARD ROYAL SALISBURY SP5 5PP

REASON FOR REPORT TO MEMBERS

Councillor Cole-Morgan requests that the application be heard at committee because of the level of local interest

SITE AND ITS SURROUNDINGS

The site consists of part of the village green in the centre of Tollard Royal, and the existing village hall. The site lies within the Conservation Area and an Area of Outstanding Natural Beauty. It also lies within the Tollard Royal Housing Restraint Area

THE PROPOSAL

The application proposes the erection of a new dwelling and garage on part of the village green, and the extension and alteration of the village hall.

PLANNING HISTORY

No relevant history

CONSULTATIONS

Highway Authority	No objection subject to condition
Biological Records Centre	No records of protected species on the development site. Anecdotal records of slow worms on or near the site, and it would be prudent to ensure that the site is properly surveyed for protected species before any works take place.
Salisbury Civic Society	Strongly object. Proposal is not enabling development therefore no exceptional grounds for granting permission. Other developments in the village, less sensitive or prominent, could have been used for enabling development.
CPRE	Object to application. Proposal would be totally unacceptable and contrary to Conservation Area and AONB policies. Enabling development not relevant as building is not listed.
Wessex Water	Lies outside sewered area
Arboricultural officer adjacent trees	Following amended plans, the proposal would not harm
Environmental health	no observations

REPRESENTATIONS

Advertisement	Yes	expires 08/01/04
Site Notice displayed	Yes	expires 08/01/04

Departure	No	
Neighbour notification	Yes	
Neighbour response	Yes	<p>11 letters of objection relating to:</p> <ul style="list-style-type: none"> (i) loss of open space in HRA, that makes an important contribution to the character of the village (ii) Impact on character and appearance of Conservation Area, AONB (iii) Site is important for toads and slow worms (iv) Impact on ground water flooding (v) Impact on trees which are important to the character of the area (vi) Development is not enabling development (vii) Impact from construction traffic <p>9 letters of support relating to:</p> <ul style="list-style-type: none"> (i) Importance of the hall to village life. Recent referendum undertaken in the village, where two-thirds of residents supported on the basis that monies from the dwelling be used for the hall improvements.
Parish Council response	Yes	<p><u>Dwelling</u> Raised concerns regarding the dominance of the proposed cottage, disturbance to the water table, loss of privacy to Tollard House. Reducing the ridge height and height of chimneys would be preferable, as would a slate roof. Comments on amended plans awaited.</p> <p><u>Village Hall</u> Strongly support replacement of thatch with tile or slate. Strongly object to kitchen extension and its impact on property behind. Adequate parking necessary. Comments on amended plans awaited.</p>

MAIN ISSUES

Impact on character and appearance of the Conservation Area, Housing Restraint Area and Area of Outstanding Natural Beauty.

Impact on living conditions of adjoining properties

Impact on protected trees

Impact on protected species

Impact on highway safety

POLICY CONTEXT

G2, H19, CN8, CN9, CN10, C4, C5, R2

PLANNING CONSIDERATIONS

Principle

The application was originally submitted as being ‘enabling’ development, ie to allow the monies from the proposed dwelling to fund the improvements to the village hall. On this basis, a number of local residents have supported the scheme, which otherwise they might not do. However, ‘enabling development’ is only exceptionally allowed for improvements necessary to listed buildings, and only then in very limited circumstances.

The village hall is not a listed building and therefore to accept this as 'enabling development' would not be appropriate. Further, no legal agreement has been submitted to ensure that profits from the dwelling would be used for the hall, and, as no figures have been submitted, there would be difficulties in establishing the amount of monies and timescales depending on when the dwelling were built, sold etc.

In any case, care should be given to allowing new development for maintenance works. The dwelling would remain for a long time after the works have been completed, and, should the hall require further maintenance in years to come, a precedent would be set for allowing a further dwelling or dwellings to fund improvements.

Therefore, it is considered that the dwelling should be considered on its own merits, (giving weight to the primacy of local plan policies) irrespective of the fact that the estate and applicants argue that the money will be used to fund the hall.

Impact on Conservation Area, AONB and Housing Restraint Area

Dwelling

As the site lies within the Housing Restraint Area, the principle of residential development is acceptable providing it complies with the criteria outlined in Local Policy H19. These criteria require that there should be no harm to the character of the settlement, that there should be no loss of open space that makes an important contribution to the character of the village and that the character of nearby dwellings should be maintained. Similarly policy CN10 requires that open spaces in Conservation Areas will not be lost where this would harm the special character of the area.

The village green is clearly an important open space, which makes an important contribution to the character of the village. However, in considering whether the reduction in open space justifies refusal, consideration has to be given to whether reducing the amount of open space would harm the character and appearance of the village.

Much of the village green would remain, with an open, irregular pattern of development as exists now. The Conservation Officer has commented that, provided the dwelling would remain in the northernmost part of the site and of modest size, it would not harm the character and appearance of the Conservation Area.

The question of the impact on the character and appearance is a subjective judgement. Regard has been given to the concerns of local residents, the Salisbury Civic Society and CPRE, but on balance and taking into account the Conservation Officer's views, it is considered that the degree of lost open space, and the erection of a dwelling as now proposed, would not harm the character and appearance of the village, the Conservation Area, HRA or AONB and so would not warrant refusing permission.

The size and design of the dwelling has been reduced to result in a lower ridge line and chimney heights, and one wing has been removed to further lessen its impact. The size of the garage has also been reduced, and been set down into the ground to minimise its impact. It is considered that these amendments would result in a dwelling of an acceptable appearance that would preserve the character and appearance of the Conservation Area. The Parish Council have stated that they would prefer a slate roof, but it is not considered that a clay tiled roof would appear unacceptable, to an extent that would warrant refusal.

Village Hall extension

The proposed extension has been amended following concerns raised by officers, the Parish Council and local residents, because of its impact on the properties behind (particularly the former Post Office) and the impact on the Conservation Area. The revised design would be of an acceptable design.

However, the applicants, like the Parish Council, maintain that the thatch on the hall should be replaced by clay tile. The Conservation officer has objected to this, given that the village hall remains one of a limited number of thatched buildings in the village. The loss of the thatch would

detract from the character and appearance of the Conservation Area and would fail to comply Local Plan policy CN8. To allow the removal of thatch because of the presence of overhanging trees would set a precedent that would make it more difficult to resist similar proposals elsewhere in the District. This warrants refusal.

Impact on living conditions of adjoining properties

The Parish Council have raised concerns regarding the impact on the proposed dwelling on Tollard House. In terms of privacy, ground floor windows on the north elevation would be screened by the existing boundary treatment. The only first floor window facing Tollard House would serve a bathroom. The proposed dwelling would be a sufficient distance from its neighbour not to result in significant loss of light or outlook. Concerns have been raised regarding the impact on the water table from the erection of the dwelling, but such concerns are not shared by the Council's Environmental Health officers.

Following amendments to the design of the extension to the hall, it is considered that the extension would not significantly impact on the available light, outlook or living conditions of the adjacent dwellings.

Impact on protected trees

Following the advice of the Council's arboriculturalist, the applicants have revised the siting and design of the dwelling, and the position of the driveway, in order to ensure that there would be no impact on adjacent trees that are important to the character and appearance of the area, either in terms of physical impact, or pressure from future occupiers to prune the trees as a result of loss of light. Conditions would be necessary to ensure adequate protection of trees during construction, a 'no dig' specification, and acceptable non-porous driveway surface materials.

Impact on Protected Species

Local residents have raised concerns that the proposed development may affect protected species, particularly given the proximity of the pond to the site. The Biological records Centre have no official records of protected species on the site, but given anecdotal sightings, recommend that the site is surveyed before development commences.

In light of the lack of official recognition of habitats on the site, it is not considered reasonable to require the applicants to undertake a full survey at this stage. It is considered, however, that were permission being recommended, a 'Grampian' condition could be imposed requiring a site survey before development commences. This would allow adequate mitigation methods to be provided, should protected species be discovered on the site.

Impact on Highway Safety

Although local residents have raised concerns that the proposal would result in additional construction traffic, harming highway safety, such relatively short-term impact would not be a reasonable justification for refusing permission, particularly as the Highway Authority have raised no objection, subject to conditions.

Recreational Open Space

Under policy R2, a contribution towards recreational open space is necessary, through a s106 agreement. The applicants have indicated willingness to provide this, but as the application is being recommended for refusal, and to ensure the agreement is forthcoming in the event of an appeal, it is necessary to include lack of a recreational open space contribution as a reason for refusal.

CONCLUSION

Although it is considered that the proposed dwelling would not result in harm to the character and appearance of the Conservation Area, AONB or HRA, or cause harm to protected trees,

protected species, highway safety or the living conditions of adjoining residents, it is considered that the removal of thatch from the village hall would justify refusing the scheme.

RECOMMENDATION: **REFUSE** for the following reasons:

1. The proposed alterations to the village hall, in that they would involve the removal of thatch and replacement with clay tiles on a prominent building in the village, would harm the character and appearance of the Conservation Area. In this respect, the proposed development would be contrary to policy CN8 of the Replacement Salisbury District Local Plan.

2. In that the proposal would not make adequate contribution towards the provision of public recreational open space, it would be contrary to policy R2 of the Replacement Salisbury District Local Plan.

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

Policy	
G2	General Development Criteria
H19	Housing Restraint Area
CN8	Conservation Area
CN9	Conservation Area (demolition of walls)
CN10	Conservation Area (loss of open spaces)
C4	Countryside (AONB)
C5	Countryside (AONB)
R2	Recreational Public Open Space

NOTES:

Part 2

Applications recommended for Approval

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

4	Case Officer Miss A Rountree	Contact No 01722 434312	4
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S/2004/394	23/02/2004 10:32:27	19/04/2004 10:32:27	MR & MRS R MOFFAT
TEFF	TMA		CASTLE ARCHITECTURAL CONSULTANTS
Easting: 399032.5	Northing: 131718		

PROPOSAL:	FULL APPLICATION -ENLARGE DORMER WINDOW AND REMOVE SMALL DORMER
LOCATION:	GLEDHILLS TEFFONT SALISBURY SP3 5RS

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

Gledhills is a post-war recon stone bungalow in Teffont Magna with steeply pitched shingle roof set back from the B3089 and set within a large plot. The property is located with the Housing Restraint Area and Conservation Area of Teffont and the AONB.

THE PROPOSAL

Permission is sought to add a large dormer to the front of the property following the removal of the existing dormer on the south elevation. The dormer will be 7.9 metres in width containing three two-light windows and will have a mono-pitched roof. The cheeks, front and roof of the dormer will be timber shingled to match the existing roof with double glazed windows also to match those on the existing building.

PLANNING HISTORY

1987/1517	Single Storey Ground Floor Extension	AC	26/11/87
1995/0494	Porch & Wood Store	AC	11/05/95

REPRESENTATIONS

Advertisement	Yes	Expired 25/03/04
Site Notice displayed	Yes	Expired 25/03/04

Departure	No	
Neighbour notification	Yes	Expired 17/03/04
Neighbour response	No	
Parish Council response	Yes	Objection - the dormer will destroy the proportions of the existing building

In addition, although not officially consulted the CPRE have written in objection to the design of the dormer although not the principle of the development.

MAIN ISSUES

1. Scale & Design
2. Impact on Neighbour

POLICY CONTEXT

Adopted SDLP policy G2, D3, C5, CN8, H19

PLANNING CONSIDERATIONS

Scale & Design

Although the proposed dormer is of a bland design the property itself is of simple character and as such the dormer will be in keeping with it. In addition the dwelling is located on the very edge of the village and as it is set back from the road with mature planting on the boundary the impact on the streetscene and surrounding Conservation Area and AONB is not considered to be excessively detrimental.

Impact on Neighbour

The dormer will not directly overlook the property opposite (which is located some distance away) and as there is already a dormer within the southern roof plane the proposal is not considered to have any additional impact on residential amenity.

CONCLUSION

On balance the proposal is considered to conform with the relevant policies of the Adopted SDLP as the dormer will be in keeping with the character of the existing dwelling and will not be widely visible from the surrounding area.

RECOMMENDATION: **APPROVE:** for the following reasons

The proposal is considered not to have an adverse impact on the character of the settlement and 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 G2, D3, CN8, C5, H19.

And subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: 0004 To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The materials and finishes of the external walls and roof of the proposed development hereby permitted shall match in colour and texture those of the existing building[s]. (D02A)

Reason: 0014 To secure a harmonious form of development.

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

Policy G2 General Development Guidance

Policy D3	General Design Guidance
Policy C5	Development within the AONB
Policy CN8	Development within a Conservation Area
Policy H19	Development within a Housing Restraint Area

NOTES:

S/2004/456	01/03/2004 09:11:30	26/04/2004 09:11:30	GEORGE TYE
HIND	HIN		CAROLINE TYE
Easting: 390891.9		Northing: 132959.6	

PROPOSAL:	FULL APPLICATION -EXTENSION TO THE REAR OF THE COTTAGE TO PROVIDE STUDY AND BEDROOM
LOCATION:	GLADWYN HIGH STREET HINDON SALISBURY SP3 6DJ

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

Gladwyn is a rendered, terraced property located at the top of Hindon High Street. The site is within the Conservation Area and Housing Policy Boundary of Hindon and the AONB.

THE PROPOSAL

Permission is sought for a two-storey extension to the rear of the property. It will measure 3.9 metres by 4.1 metres with a pitched roof rising to a height of 5.5 metres adjoining that of the existing property. It will be constructed from rendered block work and reclaimed clay tiles and will contain a two light casement window on the west elevation and a roof light and patio doors on the south elevation. There is currently a dilapidated shed occupying the land required for the proposal.

PLANNING HISTORY

None Relevant

CONSULTATIONS

Conservation Officer - No Objections

REPRESENTATIONS

Advertisement	Yes	Expired 01/04/04
Site Notice displayed	Yes	Expired 01/04/04
Departure	No	
Neighbour notification	Yes	Expired 25/02/04
Neighbour response	No	
Parish Council response	Yes	Objection -

" We feel that the proposed extension is too large for a small property and it would have an adverse affect on neighbours. The building line would protrude beyond that of the adjacent dwellings and would create an undesirable precedent for the terraces in this part of the Conservation Area. There would be an unacceptable impact on the Conservation Area from various view points, particularly from the nearby drive-way, but also from the public bridle-path."

MAIN ISSUES

Scale & Design
Impact on Neighbour

POLICY CONTEXT

PLANNING CONSIDERATIONS

Scale & Design

The existing property has a ground area of 70m² and the extension will create an additional 23m² (an approximately 25% increase). Therefore the proposal will remain subservient to the existing dwelling and is considered not dominate the terrace from the rear. Although from the block plan there appears to be some form of building line along the terrace, several other properties have had extensions to the rear. In addition the materials and design are traditional and are considered compatible with the dwelling and surrounding area further allowing it to harmonise.

Impact on Neighbour

Due to the odd configuration of the gardens in this part of the terrace the windows to the side (south elevation) will overlook the garden of Gladwyn and will not impact on Barn Cottage. In the same way Barn Cottage should suffer minimal overshadowing. Lindon Cottage on the opposite side may suffer some slight overshadowing to their garden but they are located on slightly higher ground than Gladwyn reducing the impact slightly and there should be no loss of privacy. Therefore the impact is not considered detrimental enough to warrant refusal.

CONCLUSION

The proposed extension is judged to comply with the relevant policies of the Adopted SDLP and it is not considered to have a detrimental impact on the visual amenity of the Conservation Area or the residential amenities of neighbouring properties.

RECOMMENDATION: **APPROVE:** for the following reasons

The proposal is considered to be compatible with the existing dwelling and 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 G2, D3, C5 and CN8

And subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

(2) The materials to be used in the construction of the external surfaces of the extension(s) hereby permitted shall match those used in the existing building. (D01A)

Reason: To secure a harmonious form of development.

(3) 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 [other than those expressly authorised by this permission] shall be constructed. (V20A)

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

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

Policy G2	General Development Guidance
Policy D3	General Design Guidance
Policy C5	Development within an Area of Outstanding Natural Beauty
Policy CN8	Development within a Conservation Area

NOTES:

S/2004/518	08/03/2004 09:06:55	03/05/2004 09:06:55	C G FRY & SON LTD
MERE			
Easting: 381699.396087736	Northing: 131806.783029079		

PROPOSAL:	FULL APPLICATION -ERECT PUBLIC HOUSE AND DEMOLISH EXISTING AND ALTERATION TO ACCESS
LOCATION:	CLEMENTS LANE MERE WARMINSTER BA126BH

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND ITS SURROUNDINGS

The application site comprises the site of the existing Walnut Tree public house, together with land to the rear of the existing public house that currently comprises part of an open field allocated for residential re-development within the Adopted Local Plan.

The application site comprises part of a larger site that benefits from a resolution to grant detailed planning permission for 48 dwellings together with a replacement public house (S/2003/427)

This application proposal falls wholly within the boundary of the previously approved public house facility.

THE PROPOSAL

This proposal represents a re-design of the previously approved public house and represents a response to the initial marketing of the public house that comprised a part of the S/2003/427 scheme.

The current scheme re-designs the footprint and layout for the public house, increasing the size of the dining and bar areas, introducing lettable rooms on the first floor, deleting the skittle alley and increasing parking provision from 13 to 16 spaces. The scheme retains an area of some 100 sq. metres outdoor seating space between the pub and car park. The scheme does not alter the relationship to the children's play area nor does it alter the vehicular access arrangement serving the parking spaces serving plots 1 – 12 together with numbers 1 - 10 Clement Lane.

The current scheme provides about 95 sq metres bar and dining space and a 25 sq metre kitchen together with 3 bed manager's flat and two en suite guest bedrooms. The previous scheme provided approximately 65 sq. metres bar and dining space, 12 sq. metre kitchen and an 18m x 6.5m skittle alley / function room with a 3 bed manager's flat over.

PLANNING HISTORY

S/2003/427 - Detailed planning permission for 48 dwellings & public house, approved subject to Section 106 Agreement.

CONSULTATIONS

WCC Highways - No highway objection. I understand that this is a change of design only. The access road will need to be constructed to base course including footways prior to being brought into use.
Housing & Health Officer - No observations received

Wessex Water Authority - This is a foul sewer area and connection will be necessary. Surface water should be disposed of by soakaways rather than into the foul sewer.
Environment Agency - No observations received

REPRESENTATIONS

Advertisement No
Site Notice displayed Yes – expired 08/04/04
Departure No
Neighbour notification Yes – expired 01/04/04
Neighbour response Yes – 5 letters received of which 2 object and three generally support the revised scheme. Grounds for objection include: The area for the public house has been enlarged (It has not), visitors will park on road, the site is too close to the play area (the distances have not changed from the approved scheme) there are no leisure facilities for local residents and concern about noise. Points made in support include improved parking and inclusion of letttable rooms, skittles alleys are not viable, inclusion of the skittle alley would undermine the pub's future viability and possible improvement in residential amenity from the new design.
Parish Council response Yes – object to the loss of the skittle alley / function room which will result in the loss of an extremely valued community amenity which is unacceptable to the Parish Council.

MAIN ISSUES

Impact of the loss of the skittle alley / function room element

POLICY CONTEXT

Adopted SDLP G2, D2, PS3

PLANNING CONSIDERATIONS

Impact of the loss of the skittle alley / function room element

The proposed public house comprises a building of a similar design and scale to the approved public house. The materials combine natural stone to the main elevations with rendered extension under a mixed clay tile/ natural slate roof.

The development retains the previously approved site boundaries, nature of boundary treatment, and relationship to the children's play area. The scheme provides increased car parking and reduces the likely impact upon the amenity of adjoining dwellings through the design and arrangement of uses within the building.

The proposal results in the removal of the skittle alley facility that previously formed a part of the public house design.

The key issue in the determination of this application therefore is whether a proposed replacement public house development that does not specifically cater for skittles or other pub sports uses represents the loss of a community facility that could be considered to be unacceptable within the terms of policy PS3 of the Adopted Local Plan.

Following on from the resolution to grant consent for the 48 dwellings and replacement public house, the applicant has undertaken a marketing exercise for the earlier pub design, including skittle alley.

The replacement public house has been marketed for a period over 8 months, however no expression of interest has been followed up in the approved scheme. Despite the lack of interest in the approved scheme, there has been interest in a facility capable of offering greater bar / catering facilities. The current application therefore represents a response to the marketing of the replacement public house to date and aims to deliver a facility that can be both developed within the approved site and represent an attractive and viable long term proposition.

Furthermore, in determining this application, the committee must consider its role in controlling the future management of the replacement public house and the capacity for operators to respond to market trends.

Policy PS3 seeks to protect existing community facilities where they contribute to public life. The policy does not however set out criteria by which the LPA can determine the most appropriate method for delivering a public facility.

Whilst the LPA can determine whether a facility such as the Walnut Tree public house represents an important contributor to the life of Mere, it cannot develop this requirement into a proscriptive requirement that a privately operated facility will be bound to follow a management ethos and commitment to pub sports and promotion of functions because this is what previously occurred at this site.

CONCLUSION

This application has been developed following a marketing exercise for the new pub based upon the originally approved designs.

The application therefore reflects a commitment to market the pub and a response to the initial market assessment that seeks to amend details rather than challenge the principle of public house provision at this site.

The proposed deletion of the skittle alley has generated concerns that this removes a community facility from the public domain. It must be borne in mind however that the continued provision of a skittles alley / function room reflects the management choice of the current landlord. The planning system would have no involvement in proposals to change the use of a skittle alley into dining accommodation if this was considered by a landlord to represent a more viable proposition. The skittle alley is therefore only a community facility whilst the owner and manager consider it to be viable. There is no public control over the future retention of such a facility.

Whilst this application results in the loss of a part of the existing character of the Walnut Tree public house, it also reflects a commitment to produce a viable public house where there is scope for it to operate profitably over the longer term. As such this application is a positive development of the principles established by the previous scheme S/2003/427, and represents a change in management and delivery rather than a challenge to the underlying requirement to build a new public house facility.

To date no comments have been submitted by the Environmental Health Officer, however within the design of the original scheme their concerns relating to the public house focused upon the likely noise generation arising from the skittle alley, both in terms of type of use and location in relation to adjoining dwellings. The removal of the skittle alley overcomes these concerns, however a scheme for noise attenuation may still be necessary and should be addressed via condition.

RECOMMENDATION: APPROVE subject to the applicant entering into a Section 106 Agreement linking this scheme to the requirements established by the Section 106 Agreement relating to S/2003/427.

REASONS FOR APPROVAL:

The current proposal accords with the Adopted Local Plan policies relating to the need to deliver good design, respect for the amenity of adjoining dwellings and retain community facilities within villages

And subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (0004)

(2) The finished floor level of the proposed building shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced. (C03A)

Reason: To ensure the exact finished floor level[s] of the building[s].

(3) Before development is commenced, a schedule of external facing materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D05A)

Reason: To secure a harmonious form of development.

(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. (G20A)

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

(5) No development shall take place until details of the treatment to all hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the details as so approved unless otherwise agreed in writing by the Local Planning Authority. (G21A)

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

(6) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. (G22A)

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

(7) 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 the amenity and the environment of the development.

(8) The building shall not be occupied until the area shown on the plan attached hereto has been drained and surfaced or other steps as may be specified, and approved by the Local Planning Authority], and that area shall not thereafter be used for any purpose other than the parking of vehicles. (J03A)

Reason: To ensure that the development hereby permitted is provided with adequate facilities for the parking turning/loading and unloading of vehicles.

(9) The public house hereby approved shall not be first occupied or opened for public use until the access road serving the site has been completed to base course to include the provision of footpaths to the satisfaction in writing of the Local Planning Authority.

Reason: To ensure that a satisfactory form of access is provided in the interests of highway safety.

(10) Before development commences, a scheme for the discharge of surface water from the building and hard surfaces hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved. (L07A amended)

Reason: To ensure that the development is provided with a satisfactory means of surface water disposal.

(11) The occupation of the first floor flat shall be limited to a person solely or mainly employed or last employed in the business occupying the plot edged red on the attached plan, or a widow or widower of such a person, or any resident dependants. (S02A)

Reason: In the interests of the amenity of residential accommodation and to ensure the viable ongoing management of the public house facility.

(12) The demolition of existing buildings, structures and foundations, together with the removal of debris resulting therefrom, shall take place only between the following hours:- 0800 - 2000 on Mondays to Fridays; 0830 - 1400 on Saturday; and at no time on Sundays and Public Holidays.

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

(13) No construction work shall take place on Sundays or public holidays or outside the hours of 0800 – 2000 weekdays and 0830 – 1400 on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

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

(14) The development of the replacement public house facility shall not commence until a scheme for the provision of noise attenuation measures has been submitted to, and approved in writing by the Local Planning Authority, and the development shall thereafter accord with the approved scheme.

Reason: To avoid the risk of disturbance to neighbouring dwellings/ the amenities of the locality.

INFORMATIVE:

This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan G2 (General planning issues), D2 (Infill design) and PS3 (Community facilities).

NOTES:

S/2004/531	09/03/2004 14:05:43	04/05/2004 14:05:43	MR & MRS H JOHNSON
WILT			D. J. BURCH CONSULTANTS
Easting: 409033.8		Northing: 130309.3	

PROPOSAL:	FULL APPLICATION -TWO STOREY EXTENSION, UTILITY, MUSIC, ROOM, BEDROOM, ENSUITE BATHROOM, PORCH AND DOUBLE GARAGE.
LOCATION:	11 WASHERN CLOSE BULBRIDGE WILTON SALISBURY SP2 0LX

REASON FOR REPORT TO MEMBERS

Contrary to Town Council's recommendation

SITE AND ITS SURROUNDINGS

This two storey dwelling is on a substantial site at the end of a close of bungalows. The site is raised and well screened. The site lies within the Housing Policy Boundary

THE PROPOSAL

Two storey extension, porch and double garage.

PLANNING HISTORY

None

CONSULTATIONS

Housing & Health Officer - No comment

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes Expiry – 15/04/04
Departure	No
Neighbour notification	Yes Expiry – 02-04-04
Neighbour response	No
Town Council response	Object - The proposal is too large and out of keeping on its site at the end of a close of bungalows

MAIN ISSUES

Visual amenity
Impact on neighbours

POLICY CONTEXT

G2, D3

PLANNING CONSIDERATIONS

Principle of development:

A large dwelling in this location is acceptable in principle. It is a sustainable location by reason of proximity to amenities in Wilton and provision of bus services in the locality. The site lies within the Housing Policy Boundary

Visual amenity:

The bulk and scale of this development is similar to that existing as the footprint remains similar and the proposal brings the single storey part of this dwelling to the height of the rest of the dwelling within a substantial plot.

The proposed garage is of sympathetic materials and design and well integrated with the adjacent dwelling.

Impact on neighbours:

Whilst the extensions include new windows, these first floor windows do not add overlooking to new elevations at the first floor. Windows already exist at first floor of the elevations where new first floor windows are proposed. The Juliet balcony is set back and does not directly overlook private amenity space and the lack of an external balcony ensures that the applicant cannot stand outside on the first floor.

The town council have not based their objection on overlooking or overshadowing. No neighbour representations have been received.

Highway safety:

Adequate turning space has been retained on the proposed plans. The application can be conditioned to that effect.

CONCLUSION

The proposal is recommended as an on balance approval.

RECOMMENDATION: **APPROVE:** for the following reasons

The proposal is an acceptable form of development which does not cause demonstrable harm to visual or neighbour amenity or highway safety in accordance with policies G2 and D3 of the Adopted Salisbury District Local Plan.

And subject to the following conditions

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (0004)

(2) The materials to be used in the construction of the external surfaces of proposed extension and the garage to the existing dwelling hereby permitted shall match those used in the existing building.

Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building.

(3) Details of turning space to serve the garage hereby approved shall be submitted to and approved by the Local Planning Authority. The turning space shall be constructed in accordance with approved plans prior to the garage hereby approved being brought into use and shall be maintained in this condition thereafter.

Reason: In the interest of highway safety.

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

Policy G2 Purpose Neighbour amenity and highway safety
Policy D3 Visual amenity

NOTES:

S/2003/1663	05/08/2003 08:34:53	30/09/2003 08:34:53	WILLTON HOMES LTD
CHIL	CHI	II	BRIMBLE LEA & PARTNERS
Easting: 396840.721651167	Northing: 132681.758379966		

PROPOSAL:	FULL APPLICATION -ERECTION OF 4 DWELLINGS AND GARAGES AND CONSTRUCTION OF NEW ACCESS AND SUB STATION
LOCATION:	LAND ADJOINING - FORGE COTTAGE CHILMARK SALISBURY SP3 5AP

This application appeared on the planslist for the meeting of 26th February at which it was deferred to enable the drainage consultants for the applicant and the council to negotiate a scheme for surface water drainage that would be satisfactory to the council's drainage consultant .

Amended plans have been received and neighbours and the parish council have been renotified . A letter from the independent drainage consultant has now been received and advises the following :

We have received revised details and calculations from Such Salinger Peters related to the surface water drainage from the above site, and confirm that these now satisfy our concerns expressed in our letters of 20th January and 17th February 2004.

The design is now based on replicating the existing surface water runoff from the site when the water table is high. This has been achieved by raising ground levels and installing land drains to ensure they are above the lowest existing ground level. This should result in the land drains only discharging significant flows at times when the water table is high and under existing conditions would have resulted in spring flow from the site. Surface water drainage from the developed site is to soakaways which incorporate storage above the land drains. This arrangement should ensure that the storage is only used for storing surface water runoff and will not be filled by rising ground water.

The agreed revised details are as per the following Such Salinger Peters documents:

Drawing 4246-01 Rev C

Revised Drainage Calculations dated March 2004 – 3 pages of explanation, 3 pages of calculation, 2 pages from manufacturers brochures, Collings & Co. Site Survey Plan marked up to show trial pit and borehole locations and SSP drawing 4246-02 comprising a long section through the site with chalk levels.

Addendum to Drainage Calculations dated 31-03-04 – one addendum sheet and 3 pages of calculation

Therefore provided the application is conditioned to those details it is considered that the application can be approved with an additional condition requiring details of the drainage scheme 'as built'

For members information, the previous report to committee (with changes since the last agenda in bold) is reproduced below.

REASON FOR REPORT TO MEMBERS

Contrary to PC's recommendation

SITE AND SURROUNDINGS

A prominent overgrown open piece of land with fruit trees on the corner of The Street and Hops Close Chilmark within the CA.

It frames the entrance to the village as approached via Dog Drove.

It lies to the west of Forge Cottage, a traditional stone cottage and has a low stone wall with vegetation on top, when viewed from the street and there is a dilapidated corrugated outbuilding visible.

The corner is splayed with a stone wall and a bench on the corner. The boundary to Hops Close is chain link fenced and affords views onto this overgrown site on which there is a prominent pole mounted electricity transformer.

The site also includes land to the rear of Forge Cottage itself, from which it has been fenced off (permission granted under S/03/623)

THE PROPOSAL

To construct four dwellings on the site. Two will front The Street, one will front Hops Close and the remaining property is a single storey dwelling designed to look like an outbuilding which will be situated behind Forge Cottage itself.

This includes removing the electricity transformer and providing a ground based sub station at the south west corner of the site. Access will be from Hops Close to serve a courtyard with garages for all 4 dwellings.

The 3 dwellings that front the roads are proposed of in natural Chilmark stone. They are of a vernacular design in keeping with the street. The wall and bench will remain in front on the splayed corner.

The trees on the site will be felled although those on the southern boundary will remain. A close-boarded fence will be erected between the 4th dwelling and the gardens of Hops Close. The stone wall on The Street frontage will remain.

Following the concerns raised on the previous applications on this site a detailed surface water drainage scheme has been submitted.

PLANNING HISTORY

02/632 2 dwellings refused by WAC for drainage reasons.

02/2060 2 dwellings was approved 8/01/03 subject to section 106 Agreement for R2.

CONSULTATIONS

WCC Highways - In respect of the traffic/parking issues raised by the Chilmark Parish Council I have no records of road traffic accidents in the vicinity of the site. As stated by the Parish Council the developer has made ample provisions for parking within the site. It is my view that the provision of layby parking as suggested will only encourage long stay parking within the public highway and their use could well obstruct visibility for traffic on the near by roads.

Environmental Health Officer - Would like to see roof water from properties facing road to be attenuated before discharge to the watercourse. Due to complicated nature of proposed drainage would wish condition to plans as built. be provided on completion of the development. Drainage scheme has now finally been agreed by the consultant but still requires 'as built ' condition.

Wessex Water Authority - Foul sewer and water supply available . Need surface water drainage condition

Environment Agency - No objection. Requires surface water drainage condition to include sustainable drainage and hydrological assessment
Architect's Panel considers could be acceptable but to provide confidence would wish to see larger scale detailed of doors, eaves etc; A street elevation is needed to show the relationship with the existing adjoining buildings. (HDS note; this has now been received) .

REPRESENTATIONS

Advertisement	Yes Expiry date 4/0903
Site Notice displayed	Yes Expiry date 4/09/03
Departure	No
Neighbour notification	Yes Expiry 2/04/04

Neighbour response Yes – 7 letters raising objection to the original plans (4 to amended plans) raising the following issues:; risk of flooding if ditch overflows, surface water drainage and interruption by foundations and hardsurfaces, no privacy for Forge Cottage, bungalow should be accessed from Hops Close, should only be 2 properties, designs more acceptable than previous, should be Chilmark stone, children play in Hops Close this will increase use by traffic, query capacity of proposed drainage..

2 additional letters to the drainage scheme requesting Independent consultants letter is available for a suitable period of time before the committee meeting and that the Environmental Health Officer be asked to attend.

Parish Council response Yes – object on grounds of drainage, traffic problems
To amended plans :require WCC remedial works to be put in before winter also would support suggestions for actions to improve flow of winterbourne along the street. Would like off street parking as lay bys on the Street and Hops Close, in front of the houses Do feel an objection on grounds of numbers would be valid.

MAIN ISSUES

Design and impact in CA
Density
Surface water drainage.
Traffic & parking issues raised by objectors.& PC

POLICY CONTEXT

G1, CN12, R2 Salisbury District Local Plan

PLANNING CONSIDERATIONS

Design and impact in CA

The design of the houses facing the street is of a stone vernacular style with coped verges and mullioned windows. Plot 1 has drip moulds over the door and windows, plot 2 a door hood. Plot 2 has a single storey extension that addresses the corner. Plot 4 which is single storey and designed as an outbuilding is a mixture of stone and timber boarding.

The buildings have been designed to fit in with the street scene and follow the pattern of Forge Cottage adjacent.

Density

The site lies within the HPB. PPG3 urges Local Planning Authorities to make the best use of land. The increase in numbers from 2 to 4 is in accordance with this guidance. There is adequate space on the site to accommodate the four dwellings proposed without an adverse impact on surrounding dwellings or on each other.

Surface water drainage.

A revised drainage scheme which is now considered satisfactory by the independent consultant has been submitted .

The design is now based on replicating the existing surface water runoff from the site when the water table is high. This has been achieved by raising ground levels and installing land drains to ensure they are above the lowest existing ground level. This should result in the land drains only discharging significant flows at times when the water table is high and under existing conditions would have resulted in spring flow from the site. Surface water drainage from the developed site is to soakaways which incorporate storage above the land drains. This arrangement should ensure that the storage is only used for storing surface water runoff and will not be filled by rising ground water.

The council's Environmental Health Officer considers that the scheme is satisfactory but that a record of what works are carried out should be kept for future reference, also that roof water needs to be attenuated.

The purpose of this application is to address any surface water problems that may arise as a result of building – not to address whatever surface water problems may currently exist in the village. To that end, as long as the scheme ensures that the run off from the developed site is equal to or less than the run off from the undeveloped site, it should be approved.

Traffic & parking issues raised by objectors & PC

WCC Highways have no objection subject to conditions. The Parish Council suggests lay by s at the front of the dwellings. This would cause them to be set back further from the street and not follow the existing street pattern. Furthermore as the land rises this would raise the height of the dwellings. It would also not be possible to allocate such parking, it could be parked in by anyone, leaving the residents of the new dwellings without parking of their own. The current scheme provides parking and garaging for all the dwellings within a rear courtyard.

R2

R2 policy can be addressed by a unilateral undertaking

CONCLUSION

The advice of the independent consultant and the council's Environmental Health Officer is that the proposed drainage scheme is adequate. Approval is therefore recommended for the following reason:

The scheme represents an acceptable form development which will provide dwellings of a type and style appropriate to the site and will enhance this part of the designated Chilmark Conservation Area whilst making the best use of land in accordance with PPG3.

So provided that :

- (a) the applicant and any other relevant parties undertake, under Section 106 of the principal act to pay a commuted sum under policy R2 of the Salisbury District Local Plan within one month, then this authority is minded to

APPROVE the application for the following reasons:

The scheme represents an acceptable form development which will provide dwellings of a type and style appropriate to the site and will enhance this part of the designated Chilmark Conservation Area whilst making the best use of land in accordance with PPG3.

and subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (A07A)

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. (0004)

(2) This development shall be in accordance with the following drawings & documents : ref: 0304-1C deposited with the Local Planning Authority on 20/08/2003 and 0304-D1,0304-D2,, 0304-D3, 0304-D4,0304-D5, 0304-6, 0304-11a, 0304-21a, 0304-31, 0304-41, 4037-01A deposited on 5/08/03 , drawing 0304-20 D & revised street elevations received 19/03/04 and Drawing 4246-01 Rev C received 7/04/04 , Revised Drainage Calculations dated March 2004 – 3 pages of explanation, 3 pages of calculation, 2 pages from manufacturers brochures, Collings & Co. Site Survey Plan marked up to show trial pit and borehole locations and SSP drawing 4246-02 comprising a long section through the site with chalk levels Addendum to Drainage Calculations dated 31-03-04 – one addendum sheet and 3 pages of calculation unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt & to secure a harmonious form of development and a satisfactory method of surface water drainage .

(3) Before development is commenced, a schedule of external facing materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (D05A)

Reason: To secure a harmonious form of development.

(4) The walling materials for plots 1,2 & 3 shall be natural Chilmark stone laid to course with a smooth face. Plot 4 and the garages shall be natural Chilmark stone laid to course and horizontal timber boarding which shall be stained in accordance with details to be submitted and approved by the Local Planning Authority.

Reason: To secure a harmonious form of development.

(5) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. (G22A)

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

(6) 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: To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.

(7) None of the buildings hereby permitted shall be occupied until all necessary works for the drainage of foul and surface water from that building have been completed in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development is provided with a satisfactory means of foul and surface water disposal.

(8) All existing buildings on the site shall be demolished, and the debris resulting therefrom shall be removed from the site, before the commencement of development hereby permitted. (K02A)

Reason: In the interests of the amenity of the locality.

(9) Before the dwellings hereby permitted are occupied, details of surfacing of the driveway shall be submitted to and approved in writing by Local Planning Authority and be carried out as approved. Between the edge of the carriageway and the gates shown on the approved drawing it shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with a scheme which shall have been submitted to and approved by the local planning authority.

Reason: In the interests of highway safety and to ensure a permeable surface in the interests of surface water drainage. .

(10) The gradient of the proposed access shall not exceed 1 in 15 for the first 4.5 metres as measured from the nearside edge of the carriageway. (I12A)

Reason: In the interests of highway safety.

(11) Any gates to close the new electricity sub station must not obstruct the public highway when in the open position. (note this will necessitate them being of a type to open flat back against the front walls)

Reason: In the interests of highway safety.

(12). Before the dwellings hereby permitted are occupied, a set of full working drawings of the approved drainage scheme as built and details of the provision for the ongoing maintenance of that scheme, shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure a satisfactory means of drainage of surface water from the buildings and land in perpetuity

INFORMATIVE: - POLICY

This permission has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G1, CN12, G1, H16, R2

Your attention is drawn to the requirements of Wessex Water for the protection of their infrastructure
(attached)

(b) If the applicant does not comply with (a) above the application is delegated to the Head of Development Services to refuse the proposal on non-compliance with Policy R2.

NOTES: