

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE
WESTERN AREA COMMITTEE – 15TH JULY

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

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

ITEM NO	APPLICATION NO OFFICER	LOCATION	REC	PARISH / WARD	PAGE NOS	WARD & CLLRS	NOTES
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1	S / 2004 / 1157 Miss L Flindell	NPE HOLDINGS 41-45 NORTH STREET WILTON	REF	WILT	2-5	WILTON Cllrs Edge and Brown - Hovelt	
2	SV S / 2004 / 515 Miss A Rountree	DR AND MRS G LEWIS PILE OAK LODGE DONHEAD ST. ANDREW	APPC	DONA	6-9	DONHEAD ST. ANDREW Cllr Cole - Morgan	
3	S / 2004 / 847 Mrs J Howles	0250 LTD LAND OFF: DOWNSIDE CLOSE AND OLD MERE	A106	MERE	10-17	MERE Cllrs Jeans and Mrs. Spencer	

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 L Flindell	Contact No 01722 434377	1

S/2004/1157	21/05/2004	16/07/2004	NPE HOLDINGS
WILT	WLN		NEIL ANDREW DESIGN
Easting: 409739.2		Northing: 131347.1	

PROPOSAL:	FULL APPLICATION -CONSERION OF EXISTING SHOPS ON GROUND FLOOR INTO 3 SELF CONTAINED FLATS. AND CONVERSION OF UPPER FLOORS FROM ONE FLAT TO TWO FLATS.
LOCATION:	41-45 NORTH STREET WILTON SALISBURY SP2 0HE

REASON FOR REPORT TO MEMBERS

Councillor Edge has requested that this item be determined by Committee on grounds of overdevelopment of the site and insufficient parking.

SITE AND ITS SURROUNDINGS

41-45 North Street is a three-storey building comprising office and retail use at ground floor level with residential accommodation above. These uses do not currently benefit from any parking provision. The site forms part of a terrace of mixed use residential and retail properties within the Housing Policy Boundary for Wilton. The site is within the Wilton Conservation Area but does not incorporate any listed buildings.

THE PROPOSAL

Permission is sought for the conversion of the existing shops on ground floor into 3 self contained flats and the conversion of the upper floors from one flat into two flats.

PLANNING HISTORY

1. S/2002/0123 - Conversion of existing shop and flat into three dwelling houses (R 28/2/02) (Appeal dismissed).
2. S/2002/1056 - Conversion of upper floors from one flat to two flats (Withdrawn)
3. S/2002/1866 - Conversion of existing shops and flat into three dwelling houses (R 7/1/03) (Appeal dismissed).
4. S/2003/0479 - Dormer windows to front elevation (AC 25/4/03).
5. S/2003/1384 – Conversion of existing shops and flat into 3 dwelling houses (AC 31.10.03)

CONSULTATIONS

Environmental Health - No objection in principle, but the size of the proposed bedroom in the flats Nos 1 and 3 fall below the minimum floor area of 10.22 sq metres identified in the overcrowding provisions in the Housing Act 1985 as being the space required for sleeping purposes by 2 persons. Flat No 1 has the only WC accessible by the bedroom. In the Housing Act 1985 guidance on 'fitness for habitation' it states that the WC should be accessible without unduly compromising the privacy of the occupants. The WC should be accessible from a common area in the dwelling.

WCC Highways - No objections

Wessex Water - The developer has proposed to dispose of surface water to existing. As there are no existing public surface water sewers in the vicinity of the site, it is advised that the developer investigate alternative methods for surface water disposal. It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

CPRE - No objection to the design of the proposed conversion into self-contained flats but object to the loss of existing shops entailed in the change of use. Wilton is at a critical phase in its development, particularly with changes like the building of the 'park and ride' facility, and any further losses of shops are likely to threaten its viability as a commercially thriving small market town.

SDC Conservation - Require further details on the construction of the dormer and clarification if they are retaining the first floor timber sliding sash windows with horns, which the ground floor windows should match

Environment Agency - The site lies within the flood plain of the Wylve. The site is protected against flooding to a degree by a flood bank or wall that is maintained by the Environment Agency. As the site is below flood level, the applicant should be aware of the risk of flooding due to a failure or overtopping of the defence by a more severe event than designed for, or maintained against. For a change to a more flood sensitive use, the main aspect of flood risk to consider is that the development itself may be at risk of flooding. The principal means of mitigating flood risk for developments of this type in this location is to ensure that floor levels are set high enough to minimise that risk. The Environment Agency would normally recommends that finished floor levels be set at a minimum of 600mm above the average ground level or road frontage level, whichever is the higher.

However, it is recognised that the nature of a change of use may pose significant constraints against raising floor levels. In these circumstances, the Environment Agency recommends that consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include bringing in electrical services into the building at a high level so that plugs are located above possible flood levels and the use of the building materials not susceptible to damage if immersed in flood water.

REPRESENTATIONS

Advertisement	Yes – Expiry 24.06.04
Site Notice displayed	Yes – Expiry 24.06.04
Departure	No
Neighbour notification	Yes – Expiry 17.06.04
Third Party representations	No
Parish Council response	Yes – Object on grounds that ground floor proposal is an overdevelopment and the entire project gives the potential for the parking of ten cars, a substantial increase over the previously allowed application.

MAIN ISSUES

1. Principle/loss of retail use
2. Amenity
3. Parking.
4. Drainage.

POLICY CONTEXT

Adopted Salisbury District Local Plan policies G2 (General), G4 (flooding), H16 (Housing Policy Boundary), CN8 (Conservation Area), E16 (Employment), TR11 (Off street parking), R2 (Open Space Provision), PS3 (Community facilities).

PPG 3: Housing.

PPG 13: Transport.

PLANNING CONSIDERATIONS

Principle/loss of retail use

The principle of residential development of the site is acceptable under policy H16 and PPG3 provided that other local plan policies are adhered to. The shop is not considered to be central to the economic and/or social life of Wilton and therefore, it is considered that there is no requirement for the applicant to demonstrate that the unit could not accommodate an alternative use before residential use could be accepted. Planning permission has also been granted for the conversion of the shop and flat into 3 dwelling houses under S/03/1384.

Amenity

Permission has been granted for the premises to be converted into three, three bedroom separate dwelling houses. However, this application is to convert the ground floor shop premises into three one bedroom flats and the existing flat and top floor into a three bedroom flat and a two bedroom flat.

There is no associated amenity space with the flats, and it is considered that the proposal is an overdevelopment of the site. The ground floor flats do not meet the provisions in the Housing Act 1985.

Parking

There is no associated off street parking. However, the site is considered to be in a sustainable location and there is on street parking after 18:00 hours and a public car park in the nearby market square. Whilst the number of flats proposed is considered to increase the demand upon existing facilities in the area, WCC Highways have no objections so refusal of the application on lack of parking facilities could not be easily substantiated.

Drainage

Policy G4 of the Adopted SDLP states that development will not be permitted if it would be at risk from flooding. The site is located within the flood plain of the river Wylye and below the/in 100 year flood level. The three ground floor flats will therefore be at risk of flooding. No measures have been included with the application to mitigate this risk.

CONCLUSION

The principle of conversion of the premises into residential use has been accepted under S/2003/1384. However, it is considered that the proposal represents an overdevelopment of the site by reason of the inadequate living space, lack of amenity space, and risk of flooding.

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

- 1) By reason of the unsatisfactory living conditions proposed, lack of amenity space and the risk from flooding, the proposal will result in an overdevelopment of the site, detrimental to the potential occupiers of the dwellings and with potential detriment to the conservation area contrary to policies G2, G4 and CN8 of the Adopted SDLP.
- 2) R2 The proposed residential development is considered by the Local Planning Authority to be contrary to policy R2 of the adopted Salisbury District Local Plan because appropriate provision towards recreational open space has not been made.

INFORMATIVE: R2

It should be noted that reason 2 given above relating to Policy R2 of the adopted Local Plan could be overcome if all the relevant parties can agree with a Section 106 Agreement, or, if

appropriate by a condition, in accordance with the standard requirement of public recreational 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			

2	Case Officer Miss A Rountree	Contact No 01722 434312	2
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S/2004/515	08/03/2004	03/05/2004 9:41:41 AM	DR AND MRS G LEWIS
DONA			WESTERM DESIGN ARCHITECTS
Easting: 392261.7	Northing: 125540.7		

PROPOSAL:	FULL APPLICATION -ERECT AGRICULTURAL BARN
LOCATION:	PILE OAK LODGE DONHEAD ST. ANDREW SHAFTESBURY SP7 9EH

REASON FOR REPORT TO MEMBERS

Head of Development Services does not consider it prudent to exercise delegated powers.

SITE AND ITS SURROUNDINGS

Pile Oak Lodge is a detached, isolated property accessed via a track (footpath 7) from Donhead St Andrew, which falls within the 18th Century landscape park of Wardour Castle. The property has a 0.523-hectare residential curtilage to the west of the track and a 0.766-hectare agricultural field to the east.

THE PROPOSAL

Permission is sought for a barn measuring 11.55 metres by 7.25 metres to be situated adjacent to the eastern boundary of the field. Following negotiation, the first floor and WC has been removed from the proposal and the half hipped roof will now be 5.2 metres high. Supporting evidence from the applicant states that the barn is to be used principally for a small flock of sheep (although the original plan misleadingly included loose boxes and a tack room) and there is no intention to use the building for equestrian or other non-agricultural purposes. The barn will be timber clad with slate roof and will include three windows to provide natural light.

PLANNING HISTORY

None

CONSULTATIONS

- | | |
|---------------------|---------------------------------------|
| WCC Highways | - No Objection subject to informative |
| WCC Library/ Museum | - No Objection |

English Heritage - No Objection
Environment Agency - No Objection subject to drainage condition
English Nature - No Objection

REPRESENTATIONS

Advertisement	Yes	Expired 08/04/04
Site Notice displayed	Yes	Expired 08/04/04
Departure	No	
Neighbour notification	No	
Third Party responses	Yes	3 Letters of Objection regarding

1. The proposed use of the barn
2. The lack of pasture for the sheep
3. Parking of cars blocking the by-way
4. The urbanisation of the by-way misleading people into thinking it is a private driveway
5. The size of the barn is very large in relation to the site, position and use
6. Potential damage to the Wessex water main which runs along the track during construction of works
7. Potential damage to the track during construction of works

In addition a petition containing 48 names has been received regarding potential damage to, and blocking of, footpath 7 during construction of the barn and future works to the property

(Point 4 is not a material planning consideration, the remaining points will be addressed within the following report)

Parish Council response Yes Support Subject to Conditions
"The Parish Council does not have an overall objection to the proposal...although expresses concern on two counts

The structure would be outside any Housing Policy Area and indeed would be on an elevated and highly visible part of our surrounding AONB. Its impact would therefore be considerable. This would be much lessened if the roof line currently approximately 6.3 metres was lowered to 5 metres the minimum height necessary for its purpose as a hay loft.

The access track to the property is not made up and is in daily use by villagers and walkers as access to the footpath system around Wardour Woods. Due to the several springs that rise near it and the fact that it slopes steeply down on the village road system, it could become a major problem when used for access to the property in wet weather for either building work or farm vehicles and horse boxes."

MAIN ISSUES

Principle of Development
Impact on Area of Outstanding Natural Beauty
Impact on Footpath

POLICY CONTEXT

G2, C1, C2, C5, C20

PLANNING CONSIDERATIONS

Principle of Development

Pile Oak Lodge is located within the open countryside of the AONB and there is concern from Forward Planning Officers that the proposal is contrary to policy C20:

C20 Development which is essential to meet the needs of agriculture, forestry and horticulture will be permitted in the countryside provided that it can be demonstrated that;

- (i) the development would be inappropriate in an urban area;
- (ii) the proposed development is directly related to a nearby holding or group of holdings;

and
(iii) measures are included to prevent the pollution, over-abstraction and degradation of water courses and groundwater sources.

The concern is that there is not an essential need for the barn to meet an agricultural use of the land and it is not related to an existing agricultural holding, but to a private dwelling. Although the supporting evidence supplied by the applicant stating that the barn will be used for agricultural purposes goes some way towards complying with policy there is still some concern that there is currently not any formal agricultural practice on the land. The granting of a temporary consent for five years is considered to overcome the policy objections allowing the agricultural need to be demonstrated and the building removed if no longer required.

Impact on Area of Outstanding Natural Beauty

The design of the barn per se is traditional and in keeping with the surrounding area using appropriate materials. Following the removal of the first floor the bulk and scale has been significantly reduced in line with the Parish Council's comments and the impact on the wider area will also be lessened by the presence of a mature hedge on the boundary of the field. Therefore the barn is not considered to have a detrimental impact on the visual amenity of the wider AONB.

Impact on Footpath

The blocking of the track by cars or construction vehicles and any potential damage caused by them is not a valid material planning consideration and cannot be controlled by condition. However, physically blocking a public right of way with a motorised vehicle and the depositing of materials on the public footpath are offences under the 1980 Highways Act. The addition of a barn at the site for sheep rearing purposes is not considered to cause any more traffic than the existing dwelling and agricultural land, and as such is judged to conform with policy.

CONCLUSION

It is recommended that temporary consent for five years be granted to justify the agricultural need for the building. And enable its removal after that period should the agricultural use cease given that the applicant has provided some justification for the barn and the size and bulk has been reduced the proposal is considered to conform with Adopted SDLP G2, C1, C2, C5 and C20.

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

The proposal is considered to be appropriate development in that it maintains the natural beauty of the surroundings, is sympathetic with the AONB in terms of siting and scale and uses materials appropriate to the locality. Therefore it is judged to conform with Adopted SDLP policies G2, CN8, C1, C2, C5 and C20.

And subject to the following conditions

1. The building(s) hereby permitted shall be removed and the land restored to its former condition on or before 15/07/09 or ceases to be asked for agricultural purposes whatever is the earlier.

Reason: 0104 In order to secure the restoration of the land upon removal of a building for which permission can be justified only on the basis of a temporary need.

2. No development shall start on the site until details of the drainage of surface water from the building are submitted and approved by the Planning Authority. The development shall be implemented in accordance with these details.

Reason: To protect the water environment

3. This development shall be in accordance with the amended drawing[s] ref: W03.04.35 04 A deposited with the Local Planning Authority on 21st June 2004, unless otherwise agreed in writing by the Local Planning Authority. (B01A)

Reason: 0007 For the avoidance of doubt.

4. The building hereby permitted shall only be used solely for agricultural purposes ancillary to the land edged red and shall not be used for domestic, equestrian trade or other business purposes without the prior express written consent of the Local Planning Authority.

Reason: 0023 In order that the Local Planning Authority may retain planning control over the use of the development

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

Policy G2	General Development Guidance
Policy C1	Development within the Rural Environment
Policy C2	Development within the Rural Environment
Policy C5	Development within an AONB
Policy C20	Agricultural Development

INFORMATIVE: -

HIGHWAYS - Provision should be made to create an adequate parking and off loading area for construction traffic. Physically blocking a public right of way with a motorised vehicle is a traffic offence for which the police could take action and similarly the depositing of materials on the public footpath is an offence under the 1980 Highways Act.

NOTES:

3

Case Officer
Mrs J Howles

Contact No
01722 434379

3

S/2004/847	19/04/2004	14/06/2004 12:21:23 PM	0250 LTD
MERE			BRIMBLE LEA & PARTNERS
Easting: 381521.335172892	Northing: 132837.858225822		

PROPOSAL:	O/L APPLICATION -DEVELOP LAND BY THE ERECTION OF 13 DWELLINGS , PROVIDE OPEN SPACE AND PLAY AREA AND CONSTRUCT VEHICULAR AND PEDESTRIAN ACCESS THERETO
LOCATION:	LAND OFF: DOWNSIDE CLOSE AND OLD HOLLOW MERE WARMINSTER BA126AS

REASON FOR REPORT TO MEMBERS

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

SITE AND ITS SURROUNDINGS

Land to the north of Old Hollow Mere situated between the rear of the properties in Old Hollow and the A303.
Access is via a strip of land from the end of Downside Close to the east.
The land rises towards the A303 and is of an undulating surface with rough grass and small trees.
A bridleway runs along the southern boundary. To the west is open land, which slopes down from North East to South West.
Along the eastern boundary of the site are bungalows and a small car park accessed from Old Hollow, a single-track road.
The site lies within the HPB but outside the CA. (which adjoins it to the south)
The site was an allocated housing site H14E in the adopted Salisbury District Local Plan

THE PROPOSAL

To develop the site with 13 dwellings of a mixture of 1 and 2 storeys with access off Downside Close.

PLANNING HISTORY

Downside Close was built in the 1980s.
There are still 2 outstanding permissions in Downside Close where work commenced but did not progress (89/1048 & 1049 refer).
81/176 O/L 3 dwellings approved (on part of site opposite bungalows)
85/1011 O/L 3 dwellings – refused on basis of inadequate information in respect of surface water drainage. Appeal W/D
03/ 300 Refused 30/04/03 for the following reasons:
1) *In the opinion of the Local Planning Authority, in the absence of a hydrogeological survey, insufficient information has been submitted with the application to demonstrate to the Council's satisfaction that surface water can be adequately drained from the developed site without an adverse impact upon nearby properties and land contrary to policy G1 of the Adopted Salisbury District Local Plan.*
2) *The proposed development does not make adequate provision for recreational open space and is therefore contrary to policy R2 of the Adopted Salisbury District Local Plan.*

- 3) *The proposed development does not make adequate provision for affordable housing and is therefore contrary to policy H14E and H25 of the Adopted Salisbury District Local Plan and policy H24 of the Replacement Salisbury District Local Plan.*
- 4) *In the absence of a measured site survey and cross sections through the site, insufficient information has been submitted with the application to demonstrate to the Council's satisfaction that the site levels, including road levels and floor levels of the dwellings, will not adversely impact upon the amenities of the neighbouring properties and views in and out of the Conservation Area and the wider landscape contrary to policies G1, C7 and CN16 of the Adopted Salisbury District Local Plan.2*

CONSULTATIONS

WCC Highways - No objection in principle subject to layout conforming with with drawing 99/21-13c.

Site is directly affected by route of BR 16 in respect of which all public rights must be safeguarded.

BR16/FP76 is considered to be potential pedestrian route to centre of Mere and a contribution towards its improvement will be required.

Submitted information shows acceptable solution in respect of disposal of highway surface water. Further details will subsequently be required and any planning permission should be suitably conditioned to cover this.

Highways Agency - Originally objected on the grounds that surface water would drain in to A303 drains, however as it only drains indirectly and in view of the short length of road involved now withdraws objection.

Environmental Health - Surface water concerns have been addressed by a positive system to the Shreen Water, It is proposed to build this to an adoptable standard which will require adoption by WWA and may need consent to discharge from EA. The verification of the calculations may be dependent upon the consent to discharge. Does not think that calculations, can be approved without independent verification this will cost money. In view of proximity to A303 the proposals for bungalows at the top of the site and an acoustic barrier is satisfactory

Wessex Water Authority - Water main & sewer available but no surface water drains .

Environment Agency - No objection but located within groundwater protection area. Foul drainage must be to main sewer. Recommends SUDs for surface water drainage, water efficiency measures to be incorporated in any scheme, pollution prevention measures, sustainable construction measures and a site investigation for contaminated land.

WCC Archaeology - . Does not consider development will affect setting of scheduled ancient monument. (Mere Castle)

REPRESENTATIONS

Advertisement Yes Expiry date 20/05/04

Site Notice displayed Yes Expiry date 20/05/04

Departure No

Neighbour notification Yes Expiry date 10/05/04

Neighbour response Yes / letters from 12 addresses objecting on grounds of :
 Surface water drainage scheme may not address problem leading to springs within existing dwellings, Shreen Water is liable to flood, Mere is overdeveloped for the services & employment locally available, traffic is becoming a problem in the town, sight of the downs will be obliterated by the acoustic barrier, site contains 5 varieties of wild orchid which would have to be relocated, there should be green space barrier between housing & A303, traffic survey was taken in 1999 & traffic has increased since then, reflected pollution to Mere Down, will ruin backdrop to CA, cottages in Old Hollow will be boxed in ,in midst of housing estate, foul & surface drainage systems inadequate, against wishes of community 610 residents have signed petition against development and less intrusive, less dense developments have been refused, footpath not suitable for additional pedestrians, slow worms & lizards in field, decrease in property values in Downside close, play area too near A303, Downside Close is obstructed by parked cars, which could impact upon emergency services, land is currently used for walking and children playing, high water table- extra hard surfacing could affect foundations of old cottages. Mere has already had its allocation of housing; there are small trees on the site, which will have to be removed.

349 copies of a proforma letter instigated by the 'Save Peasehill' campaign have been submitted. These raise the following objections, overdevelopment, overshadowing and dominating of existing dwellings, injurious effect on AONB, increased traffic on White Road,

Mere's infrastructure already overstretched, building excavations may have unknown effect, intrusive fencing, f349

CPRE - Acoustic wall should be constructed in a manner so as to cause the least intrusion- e.g. being broken up into short staggered section with intervening shrubs & trees. Hope there is transition from built up to rural by reducing density towards the fringe and being broken up by suitable planting.

MP - Acoustic fence would blight the area by reason of visual impact on AONB. Could lead to development of adjoining land.

Parish Council response Yes - Object on grounds of overdevelopment of the area, effect on CA, increased traffic in Downside Close, acoustic report carried out in 1999 and traffic has increased since then. An air quality study should be commissioned. Elevated site which will overlook Old Hollow, 3m acoustic barrier will destroy views out from the CA to the downs beyond the A303. Believe this to be contrary to policy CN10, CN11 Drainage & sewage system under difficulties, surface water run off already a problem in Old Hollow, concern that direct drainage to Shreen Water could exacerbate downstream flooding. Application is incorrect as there is bridleway over land on the southern boundary.

MAIN ISSUES

Principle of residential development
Landscape impact
Highways
Noise
Drainage

POLICY CONTEXT

Allocated site in 1996 adopted Salisbury District Local Plan H14 E.

Now within HPB of current adopted Salisbury District Local Plan

PLANNING CONSIDERATIONS

Principle

The site was formerly specifically allocated for residential development . It is now within the HPB so the principle of housing on this site is accepted in policy terms.

The allocation H14 included 5 other sites : White Road, Manor Road, and Pettridge Lane (all built – with affordable housing all concentrated on Manor Road) Clements Lane and this site.

The other sites were all owned by the Duchy and were considered as one package in relation to the provision of affordable housing. It requires that planning obligations will be sought in respect of provision of off site infrastructure, facilities and highway works. Affordable housing will be sought in accordance with policy H25.

Policy H25 of the adopted Salisbury District Local Plan requires affordable housing on sites of 0.5 ha or more or in excess of 15 dwellings.

The 'red line' encloses 0.54 ha, so the issue of affordable housing needs to be considered notwithstanding that the proposal is for 13 dwellings only. There is further vacant land immediately to the east, which, if aggregated with this site would breach the threshold in terms of numbers too. However, this is not within the applicant's ownership.

The housing needs survey shows a shortfall within the Mere Community plan area.

The applicant is offering 3 low cost market houses. For these to be 'affordable' they would have to be linked to average wages in the locality. Under the terms of the local plan 3 dwellings is insufficient- at a minimum of 25% 4 would be required. Although in outline, some of the dwellings shown are small. This would make them suitable for low cost market housing .

By conditioning the size of the dwellings to that shown it would ensure a mixture of sizes and types.

As new residential development R2 will apply but can be addressed by condition at outline stage.

The site does not fall within schedule s 1 or 2 of the 1999 regulations and so an EIA is not required.

Landscape Impact

When the site was examined as part of the 1996 LPI, the Inspector stated Mere is the major centre in the western part of the District. It contains a range of facilities. Additional land to the west of the town is allocated for employment development in the local plan.

I understand that there has been little new house building built in Mere in recent years and that local services have started to decline. New house building on the scale envisaged should help to arrest this trendIf Mere is to expand some encroachment into the surrounding countryside is perhaps inevitable. The proximity of the A303 may well affect the form of development at Manor Road and Old Hollow and may limit the number of dwellings to be provided on these sites but I have seen no technical evidence that it should preclude their development altogether.

The Inspector therefore did not consider that there was any landscape impact reason not to develop this site.

Since that report was written 3 of the 4 sites, Manor Road (Jack Paul Close), White Road and Clay Knapp have been built. Clements Lane has a resolution to grant. Although this site is no longer a specific allocation it is within the HPB and the Inspector's comments in relation to retention of facilities, employment allocation, no technical reason not to develop the site are still valid.

Within the highway boundary of the A303 are a number of trees, which have grown up considerably since 1996 and form a green backdrop to the site in summer. These would still be visible above any acoustic fence which would have to be located within the site itself and whose design could be agreed with green interplanting as suggested by CPRE. The density of trees is such that form a visual feature even in winter when they are bare of leaves.

Single storey dwellings are shown at the southern end of the site. This will mean that they do not tower over Old Hollow where the dwellings are two storey though of a low height or set at a lower level.

Single storey dwellings are shown along the northern boundary of the site. The area in front of the old people's bungalows is shown as a play area with a post and wire fence. This will retain an open area in front of the bungalows so they will not be 'hemmed in.' It is considered that the layout has been designed in such a way as to minimise the impact on the nearest properties. The heights of the dwellings can be controlled by conditions as can the layout. The sections show an acceptable form of development .

Highways

The provision of the surfacing of the bridleway/footpath can be met by Grampian condition. This needs to be done to provide a safe pedestrian route into Mere.

Noise

The dwellings on the upper part of the site to single storey, which should address the need for noise attenuation measures. The EHO has no objection on the grounds of noise or air quality.

Objections have been received to the visual impact of the noise barrier, but this has to be balanced against the benefits it could bring to the occupiers of dwellings adjacent to the site.

As stated above the design of the barrier will be important and needs to include 'green' features.

Drainage

A Hydrogeological survey to be undertaken and a Surface water drainage scheme has been submitted which envisages a positive drainage scheme to the Shreen Water with attenuation. The EHO advises that the calculations will need to be checked. This could be undertaken by EA as part of any consent to discharge to the stream. This matter therefore needs to be met by condition.

There is no longer any objection from the highways agency to the highway drainage indirectly to their system.

CONCLUSION

Although the concerns of the objectors are noted in relation to the preservation of a green space between the A303 and the existing dwellings, the acceptability of this site for housing in principle has been set by the local plan.

The restriction on height of those dwellings on the northern and southern boundaries of the site will reduce the impact on the locality and the layout leaves an open space in front of the bungalows whose main aspect is west.

It is considered that the layout is acceptable in principle and that levels can be addressed by condition.

Affordable housing is an issue in this case. The site area itself requires at least 4 'affordable' dwellings. As these must be for 'those unable to compete in the local market' as required by policy H25, if they are for sale they must be at a price that can be financed by the local average wage. This would need to be addressed as part of any legal agreement. Further information is being sought in respect of type of housing need in Mere and advice on suitable mechanisms. This issue will be reported further at the meeting.

RECOMMENDATION: SUBJECT TO ALL PARTIES ENTERING INTO A LEGAL AGREEMENT UNDER S106 OF THE TOWN & COUNTRY PLANNING ACT (AS AMENDED) FOR

- The provision of recreational open space in accordance with policy R2.
- The provision of a minimum of 4 'affordable housing' units.

APPROVE for the following reason:

The site lies within the housing policy boundary of Mere where housing development is acceptable in principle. The proposal, although in outline, demonstrates an acceptable form of development which pays due regard to the outlook of nearby properties and the topography in accordance with the policies of adopted Salisbury District Local Plan

& Subject to the following conditions:

(1) Approval of the details of the design and external appearance of the building[s], and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced. (A01A AMENDED)

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (0001)

(2) Plans and particulars of the reserved matters referred to in condition above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved. (A02A)

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (0001)

(3) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. (A03A)

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (0001)

(4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later. (A04A)

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (0001)

(5) The details of the development, which are required pursuant to condition 1, shall accord with the illustrative drawings 99121-13 REV C and 99121-2 in terms of siting of the dwellings, their floor areas and the location and size of the play area. A detailed site survey showing precise floor levels and more detailed cross sections through the site will be required as part of any submission for the approval of matters reserved.

Reason: The illustrative drawing[s] accompanying the application indicate the form of development which the Local Planning Authority considers appropriate for the site and its slopes but it is essential for the Local Planning Authority to determine the relative levels of the roads and proposed buildings in relation to the surrounding dwellings. And in order to provide a balance of size and type of dwelling in the interests of a balanced community.

(6) The finished floor level[s] of the proposed building[s] 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].

(7) 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.

(8) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (e.g. Drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant). (G01A)

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.

(9) Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. (G02A)

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.

(10) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. 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.

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

(11) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before any of the buildings hereby permitted are occupied. This shall also include details of the acoustic fencing which should contain some planting. Development shall be carried out in accordance with the approved details. (G06A AMENDED)

Reason: To enable the Local Planning Authority to secure the satisfactory treatment of the boundaries in the interests of visual amenity/securing adequate standards of privacy for occupants of the proposed dwelling(s) and/or neighbouring premises.

(12) The areas defined on the approved plans for public open space, amenity land and play area[s] shall be retained in perpetuity for those uses and shall not be incorporated into private garden land or other uses without the prior consent in writing of the Local Planning Authority.

Reason: To ensure that open space is provided in accordance with policy R2 and that these areas are not fragmented and remain to fulfil their original functions.

(13) The development hereby permitted shall not be commenced until vehicular access to the site from Downside Close has been constructed to base coat standard in accordance with the details shown on the applicant's drawing number 99121-13 rev C dated 13/04/04, or with such other details as may be approved by the Local Planning Authority.

Reason: In the interests of highway safety.

(14) Before development commences, a detailed scheme for the discharge of surface water from the building(s) hereby permitted and from the land and details of the future maintenance thereof shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved.

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

(15) The noise barrier along the boundary with the A303(T) shall be erected before any of the dwellings hereby permitted are occupied.

Reason: In the interests of amenity of the occupants of the dwelling(s).

(16) No dwellings shall be occupied until BR16 & FP 76 have been improved to provide an all weather pedestrian link to the centre of Mere and the school in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety to provide a safe and convenient pedestrian link to the centre of Mere.

(17) Off street car parking shall be provided at a ratio of 2 spaces per dwelling unless otherwise agreed by the Local Planning Authority.

Reason: To ensure adequate off street parking.

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

H16- Development within the Housing Policy Boundary

H25- provision of affordable Housing

CN11 Views from Conservation Areas.
R2 Recreational open space
G1 General Development Criteria

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INFORMATIVE:

The site is directly affected by route of BR 16 in respect of which all public rights must be safeguarded. In respect of condition 16, a legal agreement for the works &/or a financial contribution towards upgrading may be required. You are advised to contact Wiltshire County Council for further information.

NOTES: