

LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING COMMITTEE
WESTERN AREA 3rd February 2005

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

ITEM NO	APPLICATION NO OFFICER	LOCATION	REC	PARISH / WARD	PAGE NOS	WARD & COUN-CILLORS	NOTES
1	S / 2005 / 34 Mr A Madge	MR D GRAYSON CASTLE HILL GARAGE CASTLE STREET, MERE	A106	MERE	3 - 9	WESTERN & MERE Councillor Mr Jeans Councillor Mrs Spencer	
2	S / 2005 / 37 Mr A Madge	MR D GRAYSON CASTLE HILL GARAGE CASTLE STREET MERE	APPC	MERE	10 - 12	WESTERN & MERE Councillor Mr Jeans Councillor Mrs Spencer	
3	SV S / 2004 / 2419 Miss A Rountree	LORD AND LADY ROTHERMERE ROWBERRY FARM FERNE PARK ESTATE	APPC	DONA	13 - 16	DONHEAD Councillor Cole-Morgan	
4	S / 2004 / 2458 Mr O Marigold	THE ENVIRONMENT AGENCY COURT STREET AREA TISBURY	APPC	TISB	17 - 20	TISBURY & FOVANT Councillor Mrs Green Councillor Mr Hooper	
5	SV S / 2004 / 2628 Miss L Flindell	MR AND MRS W EDWARD SAWMILLS WARDOUR, TISBURY	APPC	TISB	21 - 25	TISBURY & FOVANT Councillor Mrs Green Councillor Mr Hooper	

Agenda Item 7

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

App.Number Ward/Parish	Date Received Cons.Area	Expiry Date Listed	Applicant's Name Agents Name
Proposal Location			

No Refusals

Part 2

Applications recommended for Approval

App.Number Ward/Parish	Date Received Cons.Area	Expiry Date Listed	Applicant's Name Agents Name
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Proposal
Location

1	Case Officer Mr A Madge	Contact No	1
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S/2005/34	11/01/2005	08/03/2005	MR D GRAYSON
MERE		II	MR M MORRIS
Easting: 380969.238546878	Northing: 132290.645605683		

PROPOSAL:	FULL APPLICATION -ERECTION OF 11 No. DWELLINGS. CONVERSION OF OFFICE AND STORE
LOCATION:	CASTLE HILL GARAGE CASTLE STREET MERE WARMINSTER BA126JE

REASON FOR REPORT TO MEMBERS

Councillor Jeans has requested that this item be determined by Committee due to: the controversial nature of the application

SITE AND ITS SURROUNDINGS

The site is a former petrol station and garage situated within Castle Street in Mere. Castle Street is at this point predominantly residential in its nature consisting to the north of two storey-terraced houses which front onto the street. To the east are further residential properties situated within the conservation area the boundary for which runs along the eastern side of this site. To the rear and situated at a lower level to the existing garage is a detached residential property known as Union House. To the west of the site is a further residential property. Castle Street is heavily parked with vehicles during the evening and at weekends. The site itself contains a listed building of some importance, which once formed part of the original workhouse on the site, and is a single storey building located on the western boundary. The building is listed grade II and is designed in the gothic style by Sir George Gilbert Scott.

The remainder of the site consists of large garage buildings including a car showroom which were erected when the rest of the former workhouse buildings, which matched the remaining, listed building were removed from the site. The garage buildings have little architectural merit.

THE PROPOSAL

The proposal is for the erection of three new buildings containing residential units to be constructed loosely on the same historical pattern of buildings that were previously on the site. This will include the southern building, which is to be two storeys in height and contains six, two bedroom town houses. On the eastern side of the site is proposed a single storey building,

which will contain two, two bedroom maisonettes. This building is intended to largely mirror that of the adjacent listed building in its scale and form. To the front of the site is a two-storey building containing three, three bedroom houses. It is proposed to provide two entrances to the site, where the existing entrances to the site are located and provide 24 parking spaces for the 12 units along with motorcycle and bicycle parking.

PLANNING HISTORY

Most Recently

04/1259 Residential/office/retail development and alteration to access Withdrawn.

04/1260 Conversion of office and store rooms to a single dwelling house after demolition of recent (c1970) garage addition. Withdrawn

04/2029 Erection of 11 dwellings, conversion of existing stores to dwelling Withdrawn

04/2030 Conversion of office and store rooms to a single dwelling house after demolition of recent (c1970) garage addition.

CONSULTATIONS

WCC Highways - Awaited
WCC Library/ Museum - Recommends that an archaeological watching brief take place during the initial stages of development. Therefore recommends that a condition requiring an archaeological watching brief be placed on the proposal.

Wessex Water Authority - The development is located within a foul sewer area and it will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows. There are water mains within the vicinity of the proposal. Again connection can be agreed at the design stage.

Environment Health - The comments made in respect of contaminated land on the previous application S/04/1259 should be applied to the application. (These were that the land is likely to be contaminated and that a report should be commissioned to deal with the issue)

English Heritage - do not wish to make representations on this application.

REPRESENTATIONS

Advertisement Yes – Expires 02/02/05
Site Notice displayed Yes – Expires 10/02/05
Departure No
Neighbour notification Yes- Expires 03/02/05
Third Party response No – Consultation period had not expired at the time the report was written. Any third party responses will be reported to committee.

Parish Council response No - As above

MAIN ISSUES

Parking and Highways considerations
Design of buildings on site
Effect on neighbouring amenity
Loss of an employment use

POLICY CONTEXT

Adopted Salisbury Local Plan policies G1 and G2 (General criteria for development), D1 Extensive development, D2 Infill development E16 General employment CN3, CN4, CN5 Listed buildings. CN8, CN9 Conservation areas TR11 Car Parking TR13 extension of footways, TR14 Secure bicycle parking spaces. R2 Open Space provision

PLANNING CONSIDERATIONS

Differences between this scheme and that previously brought before committee S/04/2029

The primary difference between this scheme and that previously seen at committee is the reduction in height of the rear (southern) building. Western Area Committee previously had concerns that the rear building was too tall for the application site in that it would appear over dominant to the property at the rear which is Union House. As a result of committees concerns the height of the rear dwellings have been reduced to a two storey height. In addition there has been an increase in parking provision at the site from the previous 19 spaces to the presently proposed 24 spaces.

The other change is to the building which fronts Castle Street, which is the northern building which has been increased in height to a full two storey building. This helps fill in the gap in the street scene left by the demolition of the garage buildings and retains a street frontage to the development.

Parking and Highways considerations

Some concern has been raised by residents on previous applications about the potential for this development to cause further on street parking problems within the vicinity of the site. At present the site provides for 24 parking spaces for 11 units, which equates to just over 2 parking spaces each for each of the dwellings that are proposed. The local plan does not have minimum standards for parking provision contained within it, none the less it is reasonable to expect that the larger properties should have two parking spaces whilst the smaller ones have at least one each. Public transport in Mere is poor and therefore each property will need to be provided with at least one parking space each and an additional one for the larger properties. Wiltshire County Council Highways department have confirmed that the number of parking spaces provided is adequate to meet the needs of the development.

In addition it is proposed by the applicant to contribute a sum of £6,000 towards traffic management measures, which would enable a scheme to be implemented to improve the safe movement of traffic along Castle Street. This will be a scheme that would not otherwise be funded immediately if this planning permission were not granted.

It should be borne in mind that the existing garage is a large premises, which has in the past attracted a considerable number of vehicles to the site. It has the potential to again be operated as a large garage considerably adding to the traffic flow in the vicinity of the premises and to on street parking difficulties in Castle Street. The current housing scheme would at least provide for 24 designated off street car parking spaces for the residential accommodation to be provided whilst also enhancing the on street measures for managing traffic. Whilst any scheme will inevitably produce traffic it is considered that the scheme currently put forward will limit best the effects of development.

Design of Development on site

The current scheme has been designed to reflect the historical context of the site, which was, that of the former workhouse, which had a similar footprint of buildings to that, which is currently proposed. Originally there would have been an entrance or gateway building at the front of the site which was of two-storey height. This building, which will provide three houses, is to be finished in local stone similar to that on the original listed building.

To the East is a further single storey building, which is set to mirror the opposing listed building. Again to be constructed from stone this will contain two, two-bedroom dwellings. The architectural approach with all of this development is not a direct replication of that which previously existed at the site but a modern approach to a similar size and style of building to that which previously existed at the site. It is a take on the original without being a direct replication.

The final building is that to the south of the site, which is a two storey building. This consists of a terrace of six dwellings each with two bedrooms which mimics the original building to the rear of the site albeit on a smaller scale and again in a more modern style. These buildings are situated considerably further forward of where the existing and former buildings were located on the site.

The existing listed building on the site is to be renovated and then converted to a two-bedroom dwelling with minimal change to the internal or external fabric.

Effect on neighbouring amenity

The design of the southern building has been considerably altered and changed since the initial application to try to allay neighbours and committees' fears about the height and proximity of this building to neighbouring residential properties. The building is now situated some 20M away from the nearest habitable room window at Union House. This is considered to be a reasonable distance in planning terms between habitable room windows. In addition the building has been reduced in height. The overall width and scale has additionally been reduced to further negate the effect on neighbours. The new southern building proposed is now situated further into the site and away from Union House than either the existing garage or the former building, which was demolished some time ago.

In addition to all of this the windows on the rear of the southern building have been changed such that the top window now serves a bathroom and will be obscure glazed. The ground floor windows, which serve the living rooms, will effectively be screened by a 2M high fence. Whilst neighbours have previously objected to the height of this building at three storeys the reduction to two storey height, at 20M distant to the nearest windows on Union House it would be difficult to justify refusal on these grounds.

There is a drop in levels between Union House to the rear and this new southern building of approximately 1.5 – 2M, this will effectively make the building appear taller when viewed from the level of Union House but it is not considered that this is significant enough to warrant refusal of planning permission because of the distances involved between the properties which are approximately 20M.

Other neighbouring dwellings which adjoin the site will be largely unaffected by this proposal as the eastern building at single storey in height has no windows facing out from the site. This is similar to the original listed building which has no windows on its western elevation.

Loss of an employment use

Castle Hill Garage has in the past employed a considerable number of people although more recently fewer people have been employed there. Policy E16 states that on land allocated or currently used for employment purposes, the construction, change of use or redevelopment of premises for other purposes will only be permitted where the proposed development is an acceptable alternative use that provides a similar number and range of job opportunities. The only exceptions to this are where the land or premises are no longer viable for an employment generating use and /or where redevelopment of a site for a non-employment use would bring improvements to the local environment or conservation benefits that would outweigh the loss of local jobs.

It is considered that the redevelopment of this site for a non-employment generating use would bring significant improvements both to the local environment and conservation benefits in terms of providing a better setting for the listed building. The garage site has the potential to be a noisy, and busy site, which could be potentially damaging to the amenity of neighbouring dwellings. As such it is considered that there will be a significant improvement to the environment around this site from its removal. The original application, which did include some employment uses in terms of shops to the front of the site, received a considerable number of objections from residents who were concerned about the noise, disturbance and traffic generated by this type of employment use. For this reason the employment use was deleted from the proposal.

Given the primarily residential nature of surrounding properties it is not considered that retaining an employment use of this type in this location would be appropriate and for this reason it is considered the wholly residential use of the site is more appropriate.

CONCLUSION

This proposal represents an opportunity to improve the visual aesthetics of this site, provide further housing units to meet local need. It will see the improvement of the environment around the listed building and provide funding for improvements to the parking regime within Castle Street as such this planning application is recommended for approval.

RECOMMENDATION: Subject to 1). No representations raising any new issues being received prior to the publicity expiry date of 10th February 2005. 2). The payment of a commuted sum under the requirements of policy R2 within One month of the date of this decision

APPROVE: for the following reasons

The proposal is considered appropriate to the setting of the listed building and the adjacent conservation area and subject to conditions will have an acceptable impact upon residential amenity and the highway network.

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 levels of the proposed buildings shall be in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority before development is commenced.

Reason: In the interests of amenity.

(3) The precise positioning of the proposed buildings shall be pegged out on site and agreed in writing by the Local Planning Authority before development is commenced, and the buildings shall be positioned as so agreed. (C02A)

Reason: To ensure the exact position of the buildings within the site.

(4) 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.

(5) Before development is commenced, large scale details (not less than 1:10 scale) of the: Chimney stacks, (to confirm height, corbel detailing and materials), Eaves, gables and window sections to the front elevations of the dwellings hereby approved, shall be submitted to, and approved in writing by the Local Planning authority, and the development shall thereafter accord with the approved scheme.

Reason: To secure a harmonious form of development.

(6) No development shall take place until details of the treatment of all 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 buildings. (G20A amended)

Reason: 0042 In the interests of the amenity and the environment of the development.

(7) 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: 0042 In the interests of the amenity and the environment of the development.

(8) 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: 0042 In the interests of the amenity and the environment of the development.

(9) 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: 0042 In the interests of the amenity and the environment of the development.

(10) No development shall commence until a desk study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information.

If the potential for significant ground contamination is confirmed then using this information

- A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors should be produced.
- A site investigation should be designed for the site using this information and any diagrammatical representations. (Conceptual Model) Designs should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:
 - A risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected, and
 - refinement of the Conceptual Model, and
 - the development of a method statement detailing the remediation requirements.

The site investigation shall be undertaken in accordance with details approved by the Local Planning Authority and a risk assessment shall be undertaken.

A method statement detailing the remediation requirements including measures to minimise the impact upon ground and surface waters, using the information obtained from the Site Investigation should be submitted to the Local Planning Authority This Statement shall include the phasing for any required works. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

Reason: To ensure that the proposed development will not cause pollution of Controlled Waters.

(11) No construction work shall take place on Sundays or public holidays or outside the hours of 7.30am to 8.00pm, weekdays and 8.00am to 1.00 pm Saturdays. This condition shall not apply to the internal fitting out of the buildings. (M03A)

Reason: 0070 To minimise the disturbance which noise during the construction of the proposed development could otherwise have upon the amenities of nearby dwellings.

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

Reason: 0107 To enable the Local Planning Authority to retain control over the development in the interests of amenity.

(13) 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 fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a road. (V19A)

Reason: In order that visibility across the site may be protected in the interests of highway safety.

(14) 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: 0112 To enable the Local Planning Authority to retain control over the appearance of the dwellings in the interests of visual amenity and the amenity of adjoining properties.

(15) No development shall take place within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise adequate control over any development which would affect the area of archaeological interest.

(16) No built development shall take place until traffic management measures in Castle Street have been submitted to and agreed in writing by the Local Planning Authority

Reason: In the interests of highway safety.

(17) No development shall commence upon the conversion of the listed building until works have finished to demolish the existing garage buildings on site.

Reason: In order to ensure that there is no adverse impact on the amenity of the occupants of the listed building from the existing garage facility.

18)The proposed bathroom windows in the first floor south facing elevation of the southern building hereby approved shall be obscure glazed and fixed shut at all times and shall be permanently maintained in this condition thereafter.

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

And in accordance with the following policies of the adopted Salisbury District Local Plan: G1 & G2, General Policies D1, Extensive development D2, Infill development E16, General employment CN3, CN4 & CN5 Listed buildings, CN8, CN9, Conservation areas TR11, Off street Parking TR13, Footpaths TR14, Bicycle Parking, R2, Recreational Openspace.

If a completed S106 Obligation is not received within a month of the date of the decision then the HDS is delegated to refuse on grounds of non compliance with Policy R2.

NOTES:

S/2005/37	11/01/2005	08/03/2005	MR D GRAYSON
MERE		II	M MORRIS
Easting: 380972.246902227	Northing: 132318.726085663		

PROPOSAL:	LISTED BLDG (WKS) -CONVERSION OF THE OFFICE / STORE BUILDING TO A SINGLE DWELLING AFTER DEMOLITION OF ATTACHED 1960'S GARAGE.
LOCATION:	CASTLE HILL GARAGE CASTLE STREET MERE WARMINSTER BA126JE

REASON FOR REPORT TO MEMBERS

Councillor Jeans has requested that this item be determined by Committee due to: the controversial nature of the application

SITE AND ITS SURROUNDINGS

The site is a former petrol station and garage situated within Castle Street in Mere. Castle Street is at this point predominantly residential in its nature consisting to the north of two storey and three storey-terraced houses which front onto the street. To the east are further residential properties situated within the conservation area the boundary for which runs along the eastern side of this site. To the rear and situated at a lower level to the existing garage is a detached residential property known as Union house. To the west of the site is a further residential property. Castle Street is heavily parked with vehicles during the evening and at weekends. The site itself contains a listed building of some importance, which once formed part of the original workhouse on the site, and is a single storey building located on the western boundary. The building is listed grade II and is designed in the gothic style by Sir George Gilbert Scott.

The remainder of the site consists of large garage buildings including a car showroom which were erected when the rest of the former workhouse buildings, which matched the remaining, listed building were removed from the site. The garage buildings have little architectural merit.

THE PROPOSAL

The proposal is for the conversion of the existing listed building to a single dwelling from the existing office and store room and the demolition of the adjoining 1970's garage.

PLANNING HISTORY

04/1260 Conversion of office and stone rooms to single dwelling house after demolition of recent garage addition. Withdrawn.

04/2030 Conversion of office and store rooms to a single dwelling house after demolition of recent (c1970) garage addition. Withdrawn.

CONSULTATIONS

WCC Highways - Awaited
Conservation - Awaited

REPRESENTATIONS

Advertisement	Yes – expires 10/02/05
Site Notice displayed	Yes – expires 10/02/05
Departure	No
Neighbour notification	Yes- expires 03/02/05
Third Party responses	No – Consultation period had not expired at the time the report was written. Any third party responses will be reported to the committee.
Parish Council response	No – As above

MAIN ISSUES

Change of use of the premises
Alterations to the listed building

POLICY CONTEXT

E16- Employment uses
CN3 & CN4 Listed buildings

PLANNING CONSIDERATIONS

Change of use of the premises

Policy E16 states that on land allocated or currently used for employment purposes, the construction, change of use or redevelopment of premises for other purposes will only be permitted where the proposed development is an acceptable alternative use that provides a similar number and range of job opportunities. The only exceptions to this are where the land or premises are no longer viable for an employment generating use and /or where redevelopment of a site for a non-employment use would bring improvements to the local environment or conservation benefits that would outweigh the loss of local jobs.

It is considered that this application will have a significant benefit to the listed building in reusing the building which has lain empty for some time and by precluding the previous garage use which has left this building in a poor state of repair. Whilst overall there will be a loss of employment uses from this site, in terms of the listed building the enhancement to its setting and internal fabric is considered to outweigh any potential harm from the loss of the employment use.

Alterations to the listed building

The primary alteration to the listed building will involve the removal of a 1970's garage which has been added to the rear of the property. This is of poor architectural appearance and as such its removal is only likely to enhance the setting of the listed building in compliance with policy CN3 of the adopted local plan. Although internal changes are required these will be minimal and most of the changes will be the repair and restoration of this building. No new windows or significant alterations are required to the external appearance of this structure. Although a neighbour has raised concerns about the demolition of the garage building these are largely to do with the boundary between the two properties and are therefore covered under the party wall act.

CONCLUSION

In conclusion the demolition of the existing garage is only likely to improve the appearance of the listed building its repair and restoration is to be welcomed and the loss of the employment use is mitigated by the benefits that accrue as a result of the listed buildings retention.

RECOMMENDATION: - Subject to no new issues being raised by any representations received by 10/2/05

APPROVE: for the following reasons

The proposed conversion of this building to residential use will not have an adverse effect on the residential amenity of neighbouring occupiers and will facilitate the preservation of this listed building in compliance with policies CN3 and CN4 of the adopted 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) 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.

INFORMATIVE: - PARTY WALL ACT

It is noted that the development hereby approved involves construction on or near a boundary with an adjoining property. The applicant is advised that this planning permission does not authorise any other consent which may be required from the adjoining landowner or any other person, or which may be required under any other enactment or obligation.

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

Policy E16, Employment uses CN3, CN4 Listed buildings

NOTES:

S/2004/2419	18/11/2004	13/01/2005	LORD AND LADY ROTHERMERE
DONA			PHILIP W POLLARD
Easting: 392405.945840061	Northing: 122863.691293299		

PROPOSAL:	FULL APPLICATION -MANEGE
LOCATION:	ROWBERRY FARM FERNE PARK ESTATE SHAFTESBURY SP7 0EU

REASON FOR REPORT TO MEMBERS

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

SITE AND ITS SURROUNDINGS

Rowberry Farm is situated within the Ferne Park estate on the outskirts of the parish of Donhead St Andrew. The site is to the north-east of the existing agricultural buildings adjacent to the curtilage of the separately owned Rowberry Farmhouse to the south-east.

THE PROPOSAL

Permission is sought for a manege 30 metres by 60 metres bounded by a 150mm high tanilised rail fence. It is proposed to plant a new beech hedge to provide screening on the north-east boundary with the adjacent dwelling, Rowberry Farmhouse.

PLANNING HISTORY

None

CONSULTATIONS

WCC Highways - No Objection subject to Condition
Environmental Health - No Objection

REPRESENTATIONS

Advertisement	No	
Site Notice displayed	Yes	Expired 23/12/04
Departure	No	
Parish Council response	Yes	Objection
Neighbour notification	Yes	Expired 13/12/04
Third Party responses	Yes	3 letters of support, 4 letters of objection detailing the following points:

1. Impact on highway safety
2. Impact on amenity of adjacent dwelling
3. Decrease in value of adjacent dwelling
4. The map submitted did not show the new layout of Rowberry Farmhouse
5. The applicant already has full use of a neighbouring manege but hardly uses it so the need is not justified.
6. The proposed manege is excessively large for personal use
7. The ménage is isolated from the main dwelling creating a safety risk
8. Consent for the manege would be likely to lead to floodlighting
9. It would create a precedent for further development in the area
10. The appropriate plans and supporting evidence were not submitted by the applicants

Points 3, 5 & 7 are not valid material planning considerations, with regard to point 10 sufficient plans were submitted to enable the application to be registered and further details of the proposed drainage and supporting evidence were submitted during the application process. In addition Ordinance Survey who produce the location plans, on which the application was based, update them relatively infrequently but the most recent location available was used. The remaining points will be dealt with in the following report.

MAIN ISSUES

Impact on AONB
Impact on Neighbour

POLICY CONTEXT

Adopted SDLP G2, C1, C2, C4, C5, R1C

PLANNING CONSIDERATIONS

Impact on AONB

The Parish Council have objected to the proposal on the grounds that it would have a detrimental impact on the residential amenity of the adjacent dwelling, it would create a precedent for further equestrian development in the location and an alternative location could be sought within Ferne Park. These concerns were shared by several of the third party correspondents.

The agent states that the applicant looked at numerous other sites on the estate but this site was chosen as it would allow the manege to be located adjacent to other buildings rather than in open countryside and will not affect the setting of the main dwelling. The majority of the parkland is undulating and this relatively level site allows the ménage to be constructed with minimal need to "cut and fill" to create a level surface. The proposed site is not visible from the lane, which serves the farm and adjacent properties, being obscured from large modern working farm buildings. The applicant states that generally the horses will be led or ridden from another part of the estate resulting in no increase in vehicular movements and subject to a condition being imposed for the vehicular access, WCC Highways have no objection to the proposal.

There will be no watering point for the proposed manege so the only drainage will be the natural water drained from the land. The under drainage of the manege will be taken to the existing ditch which links to the system of drainage that serves Rowberry Farmhouse (and would be the ditch to which the water would naturally percolate) which will be cleaned and cleared to ensure the system worked efficiently. As such the Environmental Health Officer is happy with the proposed method of drainage.

Impact on Neighbour

The manege will be located relatively close to the adjacent dwelling, Rowberry Farmhouse, but the applicant has stated that the facility will be used for personal use only (which it is considered prudent to condition). Indeed there are numerous agricultural activities that could be undertaken without any planning consent within the buildings or on the site, which would have a greater impact on the amenities of residents than the current proposal. If an application for stabling or other equestrian facilities were to be submitted they would be dealt with on their individual merits and a precedent would not be necessarily be set by consent being granted by the manege. In addition it is considered appropriate to impose a condition to create a bund 1 metre in height with associated planting on the north-eastern boundary of the ménage to both screen the view from Rowberry Farmhouse and reduce the impact any associated noise. Being to the north-west of Rowberry Farm House this should not create detrimental overshadowing to the dwelling.

CONCLUSION

Taking all this into consideration it is considered that the proposed manege will not have a detrimental impact on the surrounding AONB, will not affect the surface water drainage of the area and will not dramatically increase the vehicular movements to the site. With conditions imposed for a landscaped earth bund and restrictions on both hours and commercial use, the

impact on the residential amenity of the neighbouring properties is not considered sufficient to warrant refusal.

RECOMMENDATION:

APPROVE: for the following reasons

The proposal is considered to be compatible with the surrounding area, will avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers and is not considered to detrimentally impact on watercourses and sources. Therefore it is considered to conform with Adopted Salisbury District Local Plan G2, C1, C2, C4, C5 and R1C.

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 manege hereby permitted shall be limited to the period during which Ferne Park is occupied by Lord & Lady Rothermere unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf. Within 3 month(s) of the cessation of use, all materials and equipment brought on to the premises in connection with the use shall be removed and the previous use as an agricultural field restored.

Reason: 0103 In the interests of amenity, to secure the reinstatement of the premises following cessation of the use temporarily permitted.

3. The use of the manege hereby permitted shall be used only for private and domestic purposes incidental to the enjoyment of the associated dwelling Ferne Park and not for any trade, business or industrial purposes whatsoever.

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

4. The manege hereby permitted shall be used solely as an ancillary facility to the existing dwelling (known as Ferne Park), and shall not be occupied, sold, leased, rented or otherwise disposed of as a separate unit. Should the land cease to form part of Ferne Park, the Manege shall be removed and the land restored to agricultural use.

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

5. There shall be no floodlighting erected in conjunction with the manege hereby granted consent.

Reason: 0025 In the interests of the amenities of neighbouring dwelling[s].

6. Before the development hereby approved is first brought into use, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed for a distance of at least 10 metres from the edge of the carriageway, details of which shall have been submitted to and approved by the local planning authority.

Reason: In the Interests of Highway Safety

7. The use hereby permitted shall take place only between the hours of 07:00 and 20:00 (M24A)

Reason: 0079 To avoid the risk of disturbance to neighbouring dwellings/the amenities of the locality during unsocial hours.

8. Before the manege hereby permitted is constructed a bank of 1 metre shall be formed in accordance with details to be submitted to and approved in writing by the Local Planning Authority along the north-east boundary of the manege. The details shall include the planting of a hedgerow on the bank

Reason: In the interests of visual amenity

9. The hedgerow shall be planted on the bank in the first planning season following completion of the manege, shall be maintained and any 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: In the interests visual amenity

10. The scheme of surface water drainage shall be in accordance with the letter deposited with the Local Planning Authority on 30/12/04, unless otherwise agreed in writing by the Local Planning Authority. (B01A)

Reason: 0007 For the avoidance of doubt.

And in accordance with the following 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 C4	Development within an AONB
Policy C5	Development within an AONB
Policy R1C	Recreational Development

NOTES:

S/2004/2458	15/11/2004	14/02/2005	THE ENVIRONMENT AGENCY
TISB	TIS		HENRY HARBORD
Easting: 395103.8		Northing: 129832.1	

PROPOSAL:	FULL APPLICATION -CONSTRUCTION OF A FLOOD ALLEVIATION SCHEME
LOCATION:	COURT STREET AREA TISBURY SALISBURY SP3 6LW

REASON FOR REPORT TO MEMBERS

The application relates to development which is being part-funded by Salisbury District Council

SITE AND ITS SURROUNDINGS

The site consists of (i) an strip of land running adjacent to the southern edge of the Housing Policy Boundary in the Court Street area of Tisbury and (ii) land in the vicinity of Fonthill Brook.

THE PROPOSAL

This application has been submitted by the Environment Agency for the construction of a flood alleviation scheme, consisting principally of the erection of a 1.22 metre high flood bank along the southern edge of existing development to protect properties from flooding from the River Nadder, together with a ford, off take weir, connecting channel and culvert to supplement the flow capacity of Fonthill Brook.

PLANNING HISTORY

None of relevance

CONSULTATIONS

Wiltshire Wildlife Trust – no objection but raise a number of issues in relation to positioning of culvert and protected species survey work.

Highway Authority – no objections but raise comments in relation to detailed design

Conservation Officer – no objection on conservation grounds

English Heritage –give advice in relation to scheduled ancient monument and grade I listed buildings. Comment that the design of the scheme should be of low visual impact and in harmony with its location.

English Nature – satisfied that measures proposed avoid adverse impact on County Wildlife site and are acceptable in terms of impact on protected species.

Wessex Water – recommend imposition of condition

Environmental Health – no observations to make

WCC Archeology – care will need to be taken during the construction of the flood defence to prevent damage to water meadows. Recommend condition.

REPRESENTATIONS

Advertisement Yes expired 16/12/04

Site Notice displayed	Yes	expired 16/12/04
Departure	No	
Neighbour notification	Yes	expired 9/12/04
Third Party responses	Yes	4 letters raising concerns regarding the flooding of additional properties
Parish Council response	Yes	Support

MAIN ISSUES

Impact on neighbouring properties' amenities, in particular the impact of flooding
Impact on character and appearance of countryside, Conservation Area and Area of Outstanding Natural Beauty
Impact on scheduled ancient monument and listed buildings
Impact on protected species
Impact on archaeology

POLICY CONTEXT

Adopted SDLP, G1, G2, G4, CN3, CN8, CN20, C1, C2, C4, C5, C12, C18

PLANNING CONSIDERATIONS

The proposal is accompanied by an Environmental Impact Assessment, although this has been produced voluntarily. This identifies the reasons for the proposed development, alternatives that have been considered and the potential impact on environmental factors including the landscape, protected species and the river system itself. As the Government's advisers on environmental matters, the Environment Agency's comments carry appropriate weight. The information submitted satisfactorily demonstrates that the scheme proposed is the best available option and would not cause sufficient harm to be unacceptable or to outweigh the considerable benefits to the properties that currently risk being flooded.

In particular, English Nature are satisfied that the proposals would not be unacceptable in their impact on protected species and the Wildlife Trust, while raising issues that can be dealt with by condition, do not object to the proposal.

In terms of increased flood risk to other properties (particularly those on Chicks Grove Lane) and the concerns raised by a number of residents regarding the displacement of water, the Environment Agency has confirmed that the proposal would not discernibly increase the risk of flooding to other properties.

In terms of the impact on nearby listed buildings (the gate house and tithe barn of Place Farm) and ancient monument (the tithe barn), and the impact on the character and appearance of the countryside/AONB/ Conservation Area, the application proposes to use a concrete wall, but one faced in stone, and the Conservation Officer has not objected to the proposal. The take-off weir would also consist of stone. The works proposed, particularly those in the vicinity of Place Farm, would be of low visual impact and would not harm the setting of these buildings. Overall, subject to conditions, the design and appearance of the development is considered to be acceptable.

The proposal would result in the loss of one tree, to allow for the construction of the weir. However, this tree has been chosen because it has been routinely lopped due to the presence of power lines overhead, meaning that the tree could not be the subject of a TPO. Its loss, particularly given the advantages of the scheme, would not warrant refusal. The County archaeologist has commented that, provided the remaining elements of water meadows are preserved in situ, the proposed works would have a minimal impact and would therefore be acceptable.

CONCLUSION

The proposed scheme would not harm the character and appearance of the countryside, AONB, adjacent listed buildings/scheduled ancient monument or the Conservation Area. It would not harm the living conditions of properties nearby, or protected species.

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

The proposed development would not harm the character and appearance of the countryside, AONB, adjacent listed buildings/scheduled ancient monument or the Conservation Area. It would not harm the living conditions of properties nearby, or protected species or archaeological features. It would therefore comply with Replacement Salisbury District local Plan policies G1, G2, G4, CN3, CN8, CN20, C1, C2, C4, C5, C12, C18

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 development hereby approved shall be undertaken in accordance with the information submitted as part of the application, including undertaking a revised survey in accordance with the Wiltshire Wildlife Trust's timing requirements (as identified in their letter of 23rd December 2004), and undertaking the identified mitigation measures, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of protected species.
3. Prior to the commencement of development, a scheme ensuring long term retention of the remaining elements of water meadow within the field where the weir and ford are to be constructed, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the scheme thereby approved.
Reason: In the interests of retaining archaeological features
4. No development shall take place until details and samples of the external facing materials to be used in the proposed development shall be submitted to and approved, in writing, by the Local Planning Authority.
Reason: in the interests of the character and appearance of the Conservation Area, AONB and nearby listed buildings
5. The culvert hereby approved shall not be undertaken until details of its precise position including calculations, drawings etc have been submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the details thereby approved.
Reason: To ensure its precise position is established in the interests of the water environment and footpath

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

G1	General development criteria
G2	General development criteria
G4	The Water Environment
CN3	Development affecting the setting of listed buildings
CN8	Development affecting Conservation Areas
CN20	Development affecting Scheduled Ancient Monuments
C1	Development in the countryside
C2	Development in the countryside
C4	Development in the AONB
C5	Development in the AONB
C12	Protected species
C18	Development affecting rivers and river valleys

INFORMATIVE: -

1. With regard to the road raising element of the proposed scheme, The Environment Agency are advised to liaise with Mr Peter Hanson of Wiltshire County Council on 01722 744440. With regard to the culvert and its effect on the public right of way, the

Environment Agency are advised to liaise with Mr David Weston of Wiltshire County Council on 01225 713387.

2. The applicant is advised that the prior agreement of Wessex Water will be required for arrangements for the protection of Wessex Water infrastructure crossing the site, and for connection to Wessex Water infrastructure.

NOTES:

S/2004/2628	08/12/2004	02/02/2005	MR AND MRS W EDWARD
TISB			DALBY REEVE
Easting: 393923.2	Northing: 127013.9		

PROPOSAL:	FULL APPLICATION -DEMOLITION OF EXISTING DWELLING & EXTENSIONS AND ALTERATIONS TO SAWMILLS BUILDING TO FORM REPLACEMENT DWELLING
LOCATION:	SAWMILLS WARDOUR TISBURY SALISBURY SP3 6RJ

REASON FOR REPORT TO MEMBERS

Councillor Hooper has requested that this item be determined by Committee due to:
The prominent nature of the site in the Cranborne Chase and West Wiltshire Downs AONB
Unnecessary demolition
Planning permission was only granted originally as a studio (not residential use)

SITE AND ITS SURROUNDINGS

Sawmills consists of a detached residential dwelling and outbuildings within open countryside and the Cranborne Chase and West Wiltshire Downs AONB. The site is sloping, rising to the south, with the dwelling located in a higher position to the outbuildings, which are set further below the level of the road. There is open countryside to the north, woodland to the south, and residential dwellings to the south, (Terrace Lodge), east (Highwood Lodge) and west (Grove Cottage and Farm).

THE PROPOSAL

It is proposed to demolish the existing dwelling and timber outbuilding on the site and convert, extend and alter the main former sawmills outbuilding to form a replacement dwelling.

PLANNING HISTORY

1985/1390 Extensions and alterations AC 02.12.85
1994/1024 Conservatory AC 02.09.94
1995/1330 Replacement outbuilding A 03.04.97
2004/1261 Demolition of one dwelling and development of annex accommodation into dwelling
Withdrawn 23.07.04

CONSULTATIONS

WCC Highways- On the basis that this is a replacement dwelling and unlikely to generate an increase in traffic over that generated by the present site, I would not wish to raise a highway objection to it. I note however that the proposed replacement dwelling doesn't include details of on-site parking provision. The applicant should provide a plan showing the proposed parking area.

Wiltshire & Swindon Biological Records Centre- Protected species may be present on the site or nearby and therefore could be impacted by the above planning application. PPG9 states that 'The presence of a protected species is a material consideration when a local planning authority is considering a development proposal, which, if carried out, would be likely to result in harm to the species or its habitat.

Wessex Water Authority - The above proposal is not located within a Wessex Water sewered area. It is advised that your Council should be satisfied with any arrangement for the disposal or foul and surface water flows generated by the development. It is recommended that the developer should agree with Wessex Water prior to the commencement of any works on site.

Environment Agency – The applicant proposes use of non-mains drainage. If a new septic tank/treatment plant or if there is any increase in effluent volume into an existing system, a Discharge Consent will be required. This should be obtained from the Environment Agency before any discharge occurs and should be obtained before any development commences. The applicant is advised to contact the Regulatory Water Quality Team at this office for further details on Consents to Discharge.

REPRESENTATIONS

Advertisement	No
Site Notice displayed	Yes, expiry date 06.01.05
Departure	No
Neighbour notification	Yes, expiry date 26.01.05
Third Party responses	Yes, 3 letters of support summarised as follows. <ul style="list-style-type: none">• The proposal will not detract from and will enhance the natural beauty of the AONB• Sympathetic approach, considering impact to local countryside and environment• Replacement dwelling will fit neatly into the site and natural fall of the land• Will be a visual improvement to the existing dwelling, to be demolished• The existing dwelling is in a prominent position and has been extended with materials and colours not suitable to the prominent siting and area and suburban design not appropriate to countryside• Proposed building materials will blend in following weathering• There will be no interference with other residents views

One letter of objection summarised as follows;

- The history of Old Wardour Settlement gives some indication as to the special nature of the area
- Dwellings in the area were built to service Wardour Castle Estate
- Old Wardour has remained almost intact, except for the new property built c1964 on part of Grove Cottage land. A wooden pavilion known as Fox Farm was built on the high ground to the rear of High Wood Lane, but in the main, improvements to the original dwellings have been in keeping with tradition and have proved acceptable
- Planning permission was given to refurbish the estate sawmill on the site subject to the proviso that the new building would not be considered a substantial part of the adjacent dwelling and would provide strictly limited accommodation. The replacement sawmill building was virtually in the form of the old and thus retained a historical association with the sawmill.
- The Sawmill was used to fashion new ships timbers, which had been damaged in naval warfare during the 16th century.
- Original ship timbers form the roof timbers in neighbouring Grove Cottage.
- The proposed destruction of the Old Sawmill (although as a refurbished structure) will sever the historical link

Parish Council response Yes, Support

MAIN ISSUES

- 1) Principle
- 2) Scale, design, siting, Impact on residential amenity and landscape
- 3) Protected species
- 4) Drainage

POLICY CONTEXT

Adopted SDLP Policies G2 (General), G5 (Drainage), D3 (design), C5 (AONB), H30 (Replacement dwellings in the countryside), C24 (extensions in open countryside), C12 (Protected species)

PLANNING CONSIDERATIONS

- 1) Principle

Planning permission was granted for the redevelopment of former sawmills buildings under 1995/1330. The approval was subject to conditions restricting the use of the building for private and domestic purposes incidental to the associated dwelling and that no further rooms would be converted to habitable rooms unless otherwise agreed following the submission of a planning application. The consent was also subject to a Section 106 Agreement dated 23rd April 1997 preventing the structure being sold or let separately to the associated dwelling.

The principle issue in this application relates to Policy H30 of the Adopted SDLP and whether the replacement dwelling accords with the criteria set out in this policy.

Policy H30 states that the replacement of an existing dwelling in the countryside will normally be permitted provided that:

- i) the proposed replacement dwelling is not significantly larger than the existing dwelling and has no greater impact than the existing dwelling;
- ii) the design of the new dwelling is of a high standard and is appropriate to the rural surroundings;
- iii) the siting of the replacement dwelling is closely related to that of the existing;
- iv) current parking and access standards can be met; and
- v) the existing dwelling has not been abandoned.

The proposal is considered to accord with criteria iv) and v) in that the dwelling is habitable and remains in occupation and there have been no objections to the access and parking arrangements from WCC Highways. The remaining criteria are addressed below.

2) Scale, siting, design, impact on residential amenity and surrounding landscape

The proposed replacement dwelling will mainly form an extension and alterations to the former sawmills building and demolition of a timber shed. The existing house will be demolished.

Criteria i) and iii) of policy H30 states that replacement dwellings should not be significantly larger than the existing dwelling and the siting should be closely related to that of the existing. The proposed dwelling is larger than the existing in terms of footprint. However, the majority of the replacement dwelling is single storey. It will be extended to the north east with a first floor added through increasing the ridge height by 1.5m for a 7.9m section (as scaled from the submitted plans) and adding windows to the north roof slope. Additional single storey accommodation will be added to the south east (rear) elevation of the building, on the lower level land to the road above. A green sandstone plinth is proposed to the new building works, and the existing and new walls clad in cedar wood and roof in natural slate.

The existing house and outbuildings are visible across the valley when viewed from the north. However, it is considered that the revised siting of the replacement dwelling, is considered to benefit visual amenity, occupying a lower, less prominent position, with a backdrop of mature trees. It is also considered that the design, which is more agricultural and less domestic in appearance, than the original dwelling, (which has more of a suburban appearance), is in the spirit of the original sawmill building and more appropriate to the high quality landscape of the AONB and overall character of the countryside, in accordance with criteria ii) of policy H30.

3) Protected species

A protected species survey was conducted on 12th January 2005, at which no bats or signs of the presence of bats or bat roosts was found. The survey noted that although no evidence of bat roosts was found, care ought to be taken when working on the building as bats may be present in a building without leaving any sign of their presence. Both national and European Law protects bats and bat roosts and the law requires that in the event that bats or evidence of their presence (eg droppings) are found during development work, work is stopped and English Nature is informed.

4) Drainage

The applicants propose to connect to an existing septic tank on the site. The site is not located within a Wessex Water Sewered Area, where otherwise connection would be required to be to mains drainage in accordance with Circular 3/99. As the site is located outside of a water source catchment area, and is likely to have good natural drainage/flow rates being on

permeable soil, it is considered reasonable to add a condition that the drainage scheme for the development will be agreed prior to any development commencing, and that the scheme so agreed should be implemented prior to the development first coming into use.

CONCLUSION

This application has been considered against the relevant policies from the Adopted Salisbury District Local Plans. The application is only considered acceptable in policy terms as a replacement dwelling. The impact on the Area of Outstanding Natural Beauty has been considered. It is considered that the revised siting is considered to have significant benefits to the AONB and the proposed, scale, design and materials are considered appropriate to the surroundings.

RECOMMENDATION:

APPROVE: for the following reasons

The application is acceptable in policy terms as a replacement dwelling. It is considered that the revised siting is considered to have significant benefits to the Area of Outstanding Natural Beauty and the proposed, scale, design and materials are considered appropriate to the surroundings.

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) This development shall be in accordance with the amended drawing[s] ref: Sawmills Parking, WE/1001/R1(A), WE/A1/1002 Revision 1 1/5/05 and WE/A1/1001 Revision 1 5/1/05, deposited with the Local Planning Authority on the 11th January 2005, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3) If any sign of bats, barn owls or bats or barn owls themselves are found during the building works, work should stop immediately and English Nature be contacted immediately for further advice.

Reason: To safeguard protected species.

4) No development shall commence until a scheme for foul drainage to the development hereby approved has been submitted to and approved in writing by the LPA. The agreed scheme shall be implemented prior to the development first coming into use.

Reason: To ensure that the development will be effectively served by a sewage system

5) No development shall take place until samples of the materials and finishes to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:0014 To secure a harmonious form of development.

6) The existing dwelling known as Sawmills shall be demolished, and the debris resulting there from shall be removed from the site, before the commencement of development hereby permitted.

Reason: In the interests of the amenity of the locality to enable the reuse of materials and to ensure that there is only one dwelling on the site..

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

Reason: To enable the Local Planning Authority to retain control over the development in the interests of amenity.

And in accordance with the following policy/policies of the adopted Salisbury District Local Plan: G2 (General), G5 (Drainage), D3 (design), C5 (AONB), H30 (Replacement dwellings in the countryside), C24 (extensions in open countryside), C12 (Protected species)

INFORMATIVE:- Wessex Water

It is recommended that the developer should agree with Wessex Water prior to the commencement of any works on site.

INFORMATIVE: - PROTECTED SPECIES

Both national and European Union law protects bat and bat roosts. The law requires that, in the event that bats or evidence of their presence (eg droppings) are found during development works, work is stopped and English Nature is informed (01380 726 344). Although no signs of bats were found, care ought to be taken when working on the building.

National law protects barn owls and because it is a vulnerable, rare species its protection is beyond that given to other nesting birds. It is an offence to intentionally or recklessly disturb them while they are building a nest or are in, on or near a nest containing eggs or young or to disturb dependent young. Therefore, if breeding barn owls are subsequently discovered close enough to be disturbed by the proposed work, we recommend that English Nature be consulted immediately.

INFORMATIVE: - Environment Agency

If a new septic tank/treatment plant is the only feasible option for the disposal of foul water, or if there is an increase into an existing system, a Consent to discharge will be required. This must be obtained from the EA before any discharge occurs and should be obtained before any development commences. The applicant is advised to contact the Regulatory Water Quality Team at the Blandford Office on 01258 483 370 for further details on Consents to Discharge.

NOTES: