

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
SPG	- Supplementary Planning 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



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LIST OF PLANNING APPLICATIONS TO BE SUBMITTED BEFORE THE FOLLOWING
COMMITTEE:
WESTERN AREA - 16 FEBRUARY 2006

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

Item Page	Application No Officer	Parish/Ward Recommendation Ward Councillors
1	S/2005/2616	DONHEAD ST ANDREW
SV	Miss A Rountree	APPROVED WITH CONDITIONS
	LORD AND LADY ROTHERMERE FERNE PARK BERWICK ST. JOHN SHAFTSBURY Manege	Donhead Cllr Cole-Morgan
2	S/2005/2631	TISBURY
	Mrs J Howles	APPROVE SUBJECT TO S106
	THE ESTATE OF R G GILLINGHAM (DECEASED) C/O RUTTER SOLICITORS 2 BIMPORT SHAFTESBURY Development of 14 no. Dwellings together with associated ancillary work and access	Tisbury & Fovant Cllr Mrs Green Cllr Hooper

Part 1

Applications recommended for Refusal

No Refusals

Part 2

Applications recommended for Approval

1

Application Number:	S/2005/2616		
Applicant/ Agent:	PHILIP W. POLLARD		
Location:	LAND ADJACENT TO SOUTH LODGE FERNE ESTATE FERNE SHAFTESBURY SP7 0EU		
Proposal:	MANEGE		
Parish/ Ward	DONHEAD ST ANDREW		
Conservation Area:		LB Grade:	
Date Valid:	15 December 2005	Expiry Date	9 February 2006
Case Officer:	Miss A Rountree	Contact Number:	01722 434312

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

The proposed site is to the west of Ferne House on the periphery of the estate within an arable field currently used for set aside close to "South Lodge".

THE PROPOSAL

Permission is sought for a manege surfaced in "Ecotrack", a wax-coated substance, with post and three-rail fencing using sawn timber posts which will be 1.4 metres above the finished surface level of the manege and of a natural colour.

PLANNING HISTORY

No history on this site but two applications for a manege within the estate have been refused by WAC close to Rowberry Farm Buildings. An appeal has been lodged for the second application and an inquiry is scheduled for September.

CONSULTATIONS

WCC Highways	-	No Objection subject to conditions
Environmental Health Officer	-	No Objection
Environment Agency	-	No Objection subject to informative
English Nature	-	No Objection subject to conditions

REPRESENTATIONS

Advertisement	No	
Site Notice displayed	Yes	Expired 02/02/06
Departure	No	
Neighbour notification	Yes	Expired 18/01/06
Parish Council response	Yes	No Comment
Third Party responses	Yes	3 letters of objection regarding
1. Impact on Highway		
2. Use of the manege		

MAIN ISSUES

Impact on AONB
Impact on Neighbour
Impact on Highway
Impact on Neighbour

POLICY CONTEXT

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

PLANNING CONSIDERATIONS

Impact on AONB

The proposed manege is located away from the parkland setting of the principal house in accordance with the applicant's wishes. The proposed site is their second choice to that already submitted and refused close to Rowberry Farm. That site was preferable in terms of visual impact on the AONB, the proposed site being more visible within the wider area. The proposed site relates in built environment terms, to the nearby property "South Lodge", but it is set far enough away to take advantage to the natural slope of the ground to minimise its impact. A barbed wire fence with mature trees and hedging behind denotes the boundary with the road and the manege will not be clearly visible from this or any other public right of way being located close to an existing mature tree belt. The natural topography of the ground and the fact that the lowest point of the land is the base point for laying out the manege further reduces the impact. As no buildings are proposed the manege will be read in the landscape only as a fence and as such will be sufficiently shielded by the nearby mature trees. In the future, applications for buildings near the manege may be submitted, but these would be dealt with on their individual merits at the time.

Impact on Highway

The site is north of the South Lodge gate adjacent to an agricultural access but the applicant has stated that the amount of vehicular movements along the road arising as a result of this manege will be negligible, as the horses will primarily be ridden from the stable block adjacent to the principal house. If a horse were to be brought by a horse box to the manege it would be brought along the south drive, unloaded on the south drive and ridden to the manege. However, it is considered appropriate to condition the manege to prevent it being used as a commercial venture to prevent large amounts of vehicles accessing the site. WCC Highways have no objections to the proposal subject to a condition ensuring that the South Lodge gate will be used solely, preventing the use of the agricultural access for purposes other than agricultural use due to its substandard surface and restricted visibility. Third party responses have been received regarding the impact on the highway. A request has been made that if the application is granted conditions be imposed to prevent plant, materials and equipment being stored at Rowberry Farm buildings - over half a mile away as the crow flies or 1 mile by road. However, given the distance between the two sites such conditions are not considered appropriate.

Impact on Neighbour

Although the site relates to "South Lodge" in terms of built environment it is set far enough away as not to impact upon its residential amenity and is under the ownership and control of the applicants being part of the estate. The third party representations have been received from properties over half a mile away and the proposal is not considered to affect their residential amenity

Impact on Protected Species

A protected species survey has been carried out and no protected animal species were detected on the site at the time of survey. English Nature have not objected to the application but have requested that a further survey be carried out at a suitable time of year prior to works commencing as the submitted survey was undertaken very late in the year to optimally survey for reptiles. If reptiles are to be found suitable mitigation must then be proposed by a suitably qualified ecologist. In addition it has made representations regarding birds, which will be added as an informative.

CONCLUSION

It is considered that the proposed manege, subject to conditions restricting its use, will not have a detrimental impact on the surrounding AONB or detrimentally impact on the residential amenity of the nearby dwelling. As it is not proposed to transfer horses to the site by road, subject to a condition ensuring that only the South Lodge gate will be used for any vehicular activity the proposal is not deemed to have a detrimental impact on highway safety. The proposal is therefore judged to conform with policies G2, C1, C2, C4, C5 and R1C of the Adopted SDLP.

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) Development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)
- (2) The use of the manege hereby permitted shall be limited to the period during which Ferne Park is owned 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.
- (3) 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.
- (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.
- (5) There shall be no floodlighting erected in conjunction with the manege hereby granted consent.
- (6) There shall be no sound amplification equipment used in conjunction with the manege hereby granted consent.
- (7) Prior to commencement of work a protected species survey shall be carried out at a suitable time of year to establish the presence of reptiles. The development shall then be carried out in accordance with any mitigation measures contained within the report.
- (8) There shall be no vehicular access to the manege, hereby permitted from the adjacent agricultural access during the construction period or thereafter. Access shall be via the South Lodge entrance only

Reasons for conditions:

- (1) To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)
- (2) In the interests of amenity, to secure the reinstatement of the premises following cessation of the use temporarily permitted.
- (3) In order that the Local Planning Authority may retain planning control over the use of the premises.
- (4) In order that the Local Planning Authority may retain planning control over the use of the premises.
- (5) In the interests of the amenities of neighbouring dwelling[s].
- (6) In the interests of the amenities of neighbouring dwelling[s].
- (7) To Safeguard Protected Species
- (8) In the interests of highway safety

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

INFORMATIVE - ENVIRONMENT AGENCY

All surface water drained to the proposed soakaways must be uncontaminated.

The wax coated sand from the manege and the wax itself must not be allowed to enter surface waters.

INFORMATIVE - ENGLISH NATURE

Under the Wildlife & Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, it is an offence to intentionally kill, injure or take any wild bird; take damage or destroy the nest of any wild bird whilst in use or being built; and take or destroy the egg of any wild bird. If it becomes necessary for work to be carried out on the mature trees described in the report, work should be timed to avoid the nesting season; usually taken to be between March to August inclusive, but may vary by species and area.

Application Number:	S/2005/2631		
Applicant/ Agent:	STEPHENS COX ASSOCIATES LIMITED		
Location:	THE OLD COALYARD HIGH STREET TISBURY SALISBURY SP3 6HA		
Proposal:	DEVELOPMENT OF 14 NO DWELLINGS TOGETHER WITH ASSOCIATED ANCILLARY WORK AND ACCESS		
Parish/ Ward	TISBURY		
Conservation Area:	TISBURY	LB Grade:	
Date Valid:	28 December 2005	Expiry Date	22 February 2006
Case Officer:	Mrs J Howles	Contact Number:	01722 434379

REASON FOR REPORT TO MEMBERS

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

- the interest shown in the application
- public concern about a large development without the provision of low cost housing

SITE AND ITS SURROUNDINGS

A sloping site of uneven and partly overgrown land situated adjacent to the conservation area of Tisbury.

The eastern boundary with the public footpath is formed by a single storey stone outbuilding with a tile roof, the southern boundary by a panel fence in poor condition, the northern boundary by a retaining wall with the adjacent residential property in part with the northwest part of the site being heavily vegetated. The western boundary is overgrown vegetation. The site has been substantially cleared and contains areas of hardstanding, sheds & enclosures associated with its former coal yard use.

Access is currently via the end of Beckett Street through a five-bar gate.

Beckett Street is unmade with no footways but leads directly from the commercial heart of Tisbury High Street. It is characterised by a long row of terraced cottages of stone with brick dressings on its south side.

The land to the south of the application site comprises old allotments that have the benefit of planning permission for residential development for 12 dwellings. That permission incorporates a road up to the boundary of this site to afford access. This approved access emerges at Church Street adjacent to 1 Parsonage Mead but has not yet been constructed.

To the north of the site are dwellings on Vicarage Road, which are mainly detached and very varied in style, size, design and materials and set in plots of varied sizes but generally steeply sloping.

A public footpath which gives access to the church (to the south) and schools (to the north) runs along the eastern boundary and links with Becket Street.

The site is visible from the conservation area in the context of the hillside.

THE PROPOSAL

To construct 14 dwellings on the site with an access leading from that on the adjacent allotments site. There are two 'affordable' housing units proposed.

There is a terrace of 7 dwellings which forms a continuation of Becket St but only pedestrian access is proposed from that point. The remainder of the dwellings are arranged in a stepped terrace of 3 on the western side (replicating the saw tooth roofs of the High St) and as 2 pairs of split-level dwellings on the northern part.

Car parking is at the rate of 2 per dwelling.

PLANNING HISTORY

05/1921 for an substantially similar proposal but without any affordable housing W/D 2/12/05

Of relevance are the two applications on the allotments site to the south: - S/03/2133 - 9 dwellings and access refused under delegated powers 9/12/03 and dismissed on appeal 14/05/04.

S/04/2143 12 dwellings approved by WAC 4/01/05

The Affordable housing SPG was adopted Sept 2004 i.e. between the Inspector's decision and the subsequent approval for 12 dwellings.

CONSULTATIONS

WCC Highways - No objection subject to conditions for improved street lighting to the adjacent footpaths, the surfacing of Beckett Street in bound material (to provide a suitable pedestrian access) in accordance with a scheme to be submitted and approved by LPA no development to commence until the access road to Church Street has been put in to base course (binder course).

AONB partnership- Elevated site. Part of the mottled scene of village buildings, walls and vegetation. Will appear in backdrop of views to church, use of 1.5 storey buildings will reduce impact. Needs more information on landscaping and that vegetation screen should be provided on south-western boundary together with a landscape management plan. Street lighting should be designed to minimise light pollution. AONB is keen to establish affordable housing and as these are modest properties recommends that 50 % be affordable. . . -

WCC Library/ Museum - An archaeological evaluation took place before determination. Recommends further investigation and a condition to ensure this takes place. Also that the old farm building on the eastern boundary is recorded prior to demolition.

Housing & Health Officer - As for 05/1921. Desktop study reveals that previous uses of the site are likely to have caused contamination. Requires T04a is applied to any approval. Also surface water drainage, run off limitation and provisions for maintenance of any surface water drainage scheme. Also requests hours of operation conditions with the addition where the activity cannot be heard at the perimeter of the site.

Wessex Water Authority- Sewer and water main in vicinity. Need surface water drainage condition.

[Environment Agency](#) - No objection subject to contaminated land condition, surface water drainage – to include run off limitation, water efficiency measures and informative re sustainable construction and pollution prevention.

REPRESENTATIONS

Advertisement Yes Expiry 2/02/06

Site Notice displayed Yes 2/02/06

Departure No

Neighbour notification Yes Expired 20/01/06

Third Party responses Yes – 1 letter objecting on grounds of access.

Property Manager – SDC owns part of Beckett St – plan submitted showing this.

Parish Council response Yes- support. Very much welcome application particularly in terms of the type of unit proposed. Request that access into Beckett Street be pedestrian only and have some concerns about access to Church Street and ask that the maximum visibility splays be provided. /No

MAIN ISSUES

Design, siting and layout

Access & parking,

Permeability – walking links to adjacent development

Affordable Housing Policy

Archaeology

Contaminated Land

Drainage

R2

Other matters raised by consultees

Protected Species

POLICY CONTEXT

H16, H25, G1, G2, D2 H25, CN8,CN11,CN22 TR12, TR15 R2 R20 Adopted SDLP

PLANNING CONSIDERATIONS

Design, siting and layout

The design of the dwellings reflects those around with a terrace of 7 dwellings which reflects the design of Beckett St, and which is designed to take advantage of the south facing slope. A group of 3 dwellings climbs the hill, which have saw tooth roofs to reflect those in the High Street. The two pairs on higher ground are split level to reflect the topography. The layout extends the Beckett Street alignment but with pedestrian access only thus enhancing the view along Beckett Street from the High Street – looking out from the CA.

A design statement was submitted to explain the concept.

Materials are reconstituted stone with brick dressings and quoins with slate roofs and brick chimneys. Some gable end walls are brick. This reflects the materials proposed on the site to the south. Although natural stone (as at Beckett Street) would be preferable, its success depends upon how it is laid and it is often just used as a facing rather than a construction material. The right reconstituted stone (there would need to be a condition requiring sample panels) which forms part of the construction of the building could produce a pleasing result (as at the old farmyard in the Avenue).

Beckett St houses have concrete interlocking tile roofs.

The design statement mentions artificial slate, which gives some concern. However, the applicants would be prepared to change this (confirmation awaited) and so this can be overcome by conditioning of materials,

The proposal is at a density in excess of 30 dwellings per ha and is on brownfield land.

The site lies within the Housing Policy Boundary.

The layout is considered to fit with the grain of Tisbury and the ability to gain access to the land to the west is considered desirable in the interests of the proper planning of the area - however this raises issues in relation to affordable housing (see paragraph below).

Access & parking

There is no highway objection to the proposed access, despite local concerns.

The access has already been approved to serve 12 dwellings.

Parking is at the maximum standard. The site is very accessible being close to the High Street and walking distance from the station but there is no reason to insist on fewer spaces, when two per dwelling can be easily accommodated. There is no off street parking for the Beckett Street houses who tend to park on the footpath on the eastern boundary of this site.

The layout of the site, which is an adoptable road in cul-de-sac form, does potentially afford access to the site to the west. (Also within the HPB).

It is necessary to condition that Beckett Street be surfaced with a bound material to provide an all weather pedestrian access and that measures be put in place to prevent vehicular access via Beckett Street.

An objection has been received about the use of the Church Street access but there is no highway objection to this. It will be necessary to ensure that this access (through the land to the south) is put into base coat standard before any construction commences on this site .

Permeability – walking links to adjacent development

The site adjoins a public footpath which gives access towards the schools to the north and the church and station to the south. A pedestrian access via Beckett St will give access to the commercial heart of the High St. It is important that this is provided with an all weather surface Beckett St is unsurfaced, unadopted and in multiple ownerships and so this will need to be achieved by Grampian condition. It will also be important to ensure that no construction traffic uses Beckett St.

Affordable Housing Policy

The site lies within the HPB.

The size of the site and the number of dwellings proposed falls below the threshold under policy H25, however the Affordable Housing SPG is now adopted and this states:

The District Council will closely examine all development proposals to identify whether the provision of affordable housing is being avoided. For example:-

a) Subdivision (including the selling on) of landholdings into parcels which would not entail a proportion of affordable housing and the subsequent submission of multiple applications.

b) Submission of applications on urban sites not meeting the size threshold for 14/24 dwellings, but which would be appropriate for development at a density whereby the number of dwellings provided would exceed the dwelling number threshold. (i.e. underdevelopment of the site) In the application of this criteria, the Local Planning Authority will have regard to other policies in the plan, including those relating to design.

In other cases, good planning practice would dictate that certain areas of land adjacent to a site would warrant development together (e.g. if access could not be gained via any other means) and accordingly this may mean that a requirement for affordable housing may be triggered on account of site size or the number of dwellings considered appropriate.

The Council may refuse planning permission or impose conditions on planning consents to ensure that affordable housing is provided and the density of development is appropriate to the setting.

Therefore although the site itself falls below the threshold for affordable housing both in terms of site area and numbers proposed, the proposal, as submitted affords access to the land to the west to the south of Yattendon which will take it over that threshold. Furthermore, the scheme submitted could readily accommodate an additional unit at its western end, if that access were omitted taking the total to 15 and therefore over the threshold. However, the provision of a 15th unit effectively within the access to the land to the west would preclude future access to that land, which would reduce permeability and be undesirable in the future planning of the area as a whole since that land lies within the housing policy boundary. Although it would be desirable if all the undeveloped land within the HPB had come forward as a comprehensive scheme (including the allotments site) which would have secured a minimum of 25% affordable housing across the whole land, that has not occurred and all the parcels are within separate ownership and all have the possibility of a variety of accesses.

The applicants point out that this approach was not taken on the allotments site to the south. However, there are a number of differences:

Firstly, the access to this site through the allotments site was provided as a result of the Inspector's decision Secondly, she had opined that the site should not be considered as needing to provide affordable housing as it fell below the threshold for under policy H25.

Thirdly, it did not form the sole access to this current site, which has an alternative access from Becket Street, which has limited capacity but could serve a limited number of houses.

Fourthly, there was not an issue of being able to provide additional units (to attain the threshold) within the site.

Fifthly, at the time of the allotment site appeal the SPG had not been formally adopted. Although the SPG was adopted before the second application on the allotments site was approved by WAC, the above circumstances indicated that to pursue the affordable housing issue on this site would be unlikely to be successful at appeal. The site falls below the 0.5 ha threshold and permission is for 12 dwellings.

In light of the above, notwithstanding that the site falls below the local plan threshold the applicants have offered two affordable dwellings and are prepared to enter in to a Section 106 Agreement to that effect. They are, however, unwilling to include in the terms of the granting of any access to the land to the west a requirement to provide a proportion of affordable housing on that site. Their solicitor is of the opinion that such a requirement would be *ultra vires*. The Council does not accept that this opinion is correct.

In view of the fact that there are alternative accesses to the land to the west which would allow it to be developed any covenant on an access though the application site could be avoided.

Archaeology

WCC Library/ Museum Service required an archaeological evaluation before determination. This has now been carried out. There is potential to record more features and so a condition is required. The former farm building on the eastern boundary of the site needs recording before demolition. It is proposed to keep the rear wall.

Contaminated Land

A desktop study was submitted with the application which identified potential contamination. Remediation can be dealt with by condition.

Drainage

The site slopes and the council's EHO has identified the presence of impervious soils. It will be necessary to condition surface water drainage, both from the buildings and roads and also surface water drainage run off limitation.

R2

The site is within walking distance of two recreation grounds- to the north via the footpath along the eastern boundary northwards and to the south via Beckett Street and High Street. It is therefore considered that off site contributions for R2 would be acceptable in this case.

Other Matters raised by consultees

The AONB partnership has raised the issue of landscape impact. The existing vegetation on the site is of little merit. The plans show landscaped areas and there will be a need to condition this (both hard and soft landscaping) and also boundary treatments.

What is also important is that the materials used blend into the landscape and harmonise with those dwellings around. Confirmation is awaited in respect of roof covering. There will be a need to condition sample panels.

The Parish Council has raised the issue of no vehicular access via Beckett St, which needs to be conditioned.

Protected Species

A small snake was seen when the archaeological evaluation of this site took place. A protected species survey is awaited.

CONCLUSION

The proposal constitutes an acceptable design with a layout that relates well to the locality. Notwithstanding that there will be additional disturbance to St Theresa's cottage and 1 Parsonage Mead from increased use of the access, it is considered that this is not sufficient to warrant refusal on that basis, in addition there is no highway objection to the use of the access proposed.

The development of this part of Tisbury within the HPB, in a piecemeal fashion, could circumvent the need to provide affordable housing. This is an aspect particularly addressed by the adopted SPG. Unlike the Old Hollow site at Mere where this issue was very clear cut and affordable housing at 25% was required, the adjoining land in this case could be accessed by other means. Therefore if the matter of a minimum of 25% affordable housing on this site is pursued (by refusal of the application on those grounds) there is a risk that this might again be discounted at appeal with the result that this site would provide no affordable housing at all. Therefore the requirement to provide 2 affordable units of accommodation via a S106 Agreement is recommended as a pragmatic approach.

RECOMMENDATION

- A. Following completion of protected species survey and
- B. Following completion of a S106 agreement on or before 24th March 2006 for:
 1. The provision of 2 'affordable houses' for those unable to compete in the local housing market.
 2. The provision of a commuted sum under policy R2 on commencement of development

APPROVE for the following reasons:

The proposal constitutes an acceptable form of development within the housing policy boundary with a layout that relates well to the locality in accordance with policy H16 & G2 of the adopted Salisbury District Local Plan

and subject to the following conditions:

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

(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 (to include retaining walls and structures) 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)

(3) No development shall take place until a scheme for the provision of an all weather pedestrian access via Beckett St has been submitted to and approved in writing by the Local Planning Authority. A bound surface shall be applied to Beckett St in accordance with the scheme so approved before occupation of any of the dwellings hereby permitted.

(4) Before development is commenced a barrier to prevent vehicular access to the site via Beckett Street shall be provided in accordance with details, which shall have been submitted to an approved in writing by the Local Planning Authority. No development shall commence until the access to the site from Church Street has been provided to base coat standard. Thereafter, all construction traffic, including demolition and groundworks traffic shall access the site from Church Street and there shall be no vehicular access from Beckett St at any time.

(5) Prior to commence off development a street lighting scheme along the footpath to the east of the site shall be submitted for the further written approval of the Local Planning Authority and the street lighting scheme shall be implemented in accordance with the approved scheme prior to occupation of any of the development

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

(7) No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule. (G08A)

(8) 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)

(9) No development shall take place until details of the treatment of the eastern, western and southern boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The rear wall of the existing building on the eastern boundary shall be retained where possible . Any trees, shrubs or hedges thus approved shall be planted/erected in accordance with the landscape maintenance plan approved under condition 7 above and any walls or fences approved shall be erected prior to the occupation of the building to whose curtilage the boundary relates.

(10) 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)

(11) The access road to the proposed development shall be constructed to base tarmac standard to the satisfaction of the Local Planning Authority before a start is made on any of the buildings.

(12) The demolition of existing buildings, structures and foundations, together with the removal of debris resulting therefrom, shall take place only between the following hours:- 07.00 –19.00 on Mondays to Fridays; 07.00 -13.00 on Saturday; and not at all on Sundays and Public Holidays. (K04A)

(13) No construction work shall take place on Sundays or public holidays or outside the hours of 7.00 to 19.00 Monday – Friday , and 07.00 – 13.00 Saturdays. This condition shall not apply to the internal fitting out of the buildings where the activity cannot be heard at the perimeter of the site.

- (14) Before development commences, a scheme for the discharge of surface water from the roads and building(s) hereby permitted shall be submitted to and approved by the Local Planning Authority, and shall be carried out as approved. Such scheme shall include provision for future maintenance.
- (15) No development shall commence until a scheme of energy and water efficiency measures to reduce the energy and water consumption of the dwellings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall subsequently be implemented and brought into operation prior to the first occupation of the dwellings and shall thereafter be retained, unless otherwise first agreed in writing by the Local Planning Authority.
- (16) Before development commences a scheme for the limitation of surface water run off within and from the site shall be submitted and approved by the Local Planning Authority. Such scheme shall include provision for future maintenance. And shall be carried out as approved.
- (17) Notwithstanding the provisions of Class C 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 nor alterations to the roofs of the dwelling(s) unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.
- (18) Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme as approved shall be fully implemented and completed before any [residential] unit hereby permitted is first occupied. (T04A)
- (19) 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. (X03A)
- (20) No development shall take place until a method statement to minimise pollution risks during construction has been submitted to and approved in writing by the Local Planning Authority.

Reasons for conditions:

- (1) To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)
- (2) To secure a harmonious form of development.
- (3) To ensure that a satisfactory form of access is provided in the interests of highway safety.
- (4) In the interests of highway safety and the amenities of occupiers in Beckett St.
- (5) In the interests of highway safety.
- (6) 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.
- (7) To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.
- (8) To enable the Local Planning Authority to secure the satisfactory implementation of all approved landscaping works, in the interests of visual amenity.
- (9) In the interests of visual amenity and the environment of the development.
- (10) In the interests of visual amenity and the environment of the development.
- (11) In the interests of highway safety.
- (12) To avoid the risk of disturbance to neighbouring dwellings/ the amenities of the locality during unsocial hours.
- (13) To avoid the risk of disturbance to neighbouring dwellings/ the amenities of the locality during unsocial hours.
- (14) To ensure that the development is provided with a satisfactory means of surface water disposal.
- (15) In the interests of the conservation of energy and water resources.
- (16) To prevent pollution of the water environment
- (17) To enable the Local Planning Authority to retain control over the development in the interests of visual amenity.
- (18) In the interests of health and safety for occupants of, or visitors to, the proposed development.

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

(20) In the interests of the water environment

INFORMATIVES: - POLICY

This decision has been in accordance with the following policy/policies of the Adopted Salisbury District Local Plan:

Policy G1 Purpose sustainable Development

G2 General development control Criteria

H16 Housing policy Boundaries

D2 Design

H25 & SPG – provision of affordable Housing Policy Boundary

CN11 Views in and out of the conservation area.

CN22 safeguarding of archaeology

TR12 parking standards

INFORMATIVE: - ENVIRONMENT AGENCY

Your attention is drawn to the provisions of the Environment Agency's letter attached.

The details required in pursuance of condition 18 shall be in accordance with para b) - e) of that letter. There is a possibility of pollution risk from the previous uses of the site and further site investigation is required. Whilst the EA's vulnerability map highlights that the site is on a non aquifer the precise thickness of that strata is not known and is underlain by a more permeable bedrock which may be at greater risk. The site is also in proximity for a number of watercourses for which the risk must be determined.

Sustainable construction

the design and construction of the development should include sustainable construction measures such as those given in the BRE EcoHomes standard or similar.

Pollution Prevention

your attention is drawn to the final paragraph of the Environment Agency letter (attached) which advises the details necessary to comply with condition 20.

Part 3
Applications recommended for the Observations of the
Area Committee

No Observations