

AGENDA SUPPLEMENT (1)

Meeting: Southern Area Planning Committee
Place: Alamein Suite, City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 15 November 2018
Time: 3.00 pm

The Agenda for the above meeting was published on 7 November 2018. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Lisa Moore, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01722) 434560 or email lisa.moore@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

- 5 **Public Participation - Response to Question (Pages 3 - 4)**

- 7 **Planning Applications – Presentation Slides (Pages 5 - 48)**

DATE OF PUBLICATION: 12 November 2018

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Southern Area Planning Committee

15 November 2018

By Dr Claydon

To Southern Area Planning Committee

In relation to application 17/10079/FUL: Nightwood Farm, Lucewood Lane, West Grimstead, SP5 3RN, considered by Committee on 10 January 2018.

Questions:

1. The responses given to my submitted questions on 20th September were factually incorrect, misleading and showed a contempt for the due processes required of the LPA in regard to Nightwood Farm. Has the LPA reviewed what they said in the two replies?

Response: The LPA is satisfied with its responses and does not intend to review them.

2. Since I was given reassurances at the Planning Meeting of 20th September in regard to the total failure of the LPA to manage the instruction of the Southern Area Planning Committee of the 10th January nor to reject the application for a Certificate of Lawfulness for Nightwood Farm registered 21st June, I would request a clarification and an update in what is happening for the benefit of the whole Planning Committee.

Response: After the application was refused the LPA liaised with the Environment Agency who were considering what action to take under their legislation. On 21 February the Environment Agency informed the LPA that they did not intend to take any action. On 1 June the LPA's Enforcement Team served a requisition for information, the first stage in enforcement proceedings but on 31 May the certificate of lawfulness application was received and enforcement action was held in abeyance pending consideration of this application. The CLE remains undetermined and legal advice is expected to be received by 20 November.

3. What was the legal advice that was given to the LPA in regard to Nightwood Farm and what I consider to have been the incorrectly validated application for the Certificate of Lawfulness.?

Response: The Council is still waiting for the legal advice. However, we do point out that Legal Privilege is a recognised exemption under both

the Freedom of Information Act and the Environment Information Regulations and upon receipt of any such advice consideration as to whether such advice can or should be released or not can then be made.

Notes: Questions relating to an undetermined applications are not permitted under the rules of the constitution.

Southern Area Planning Committee

15th November 2018

7a) 18/06366/FUL & 18/06723/LBC Little Manor Nursing Home, Manor Farm Road, Milford, Salisbury, SP1 2RS

External and internal alterations / refurbishments of the historic, grade 2 listed part of a 24 bed residential care home. (Little Manor.) Together with the demolition of the recent (non-historically-significant) extensions to the rear, and construction of a Care Quality Commission (CQC) compliant replacement extension, increasing the capacity to 30 beds. Demolition of two small ancillary buildings. Associated landscaping works (Resubmission of 17/11250/FUL & 17/11681/LBC)

Recommendation: Refuse

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Site Location Plan



Aerial Photography

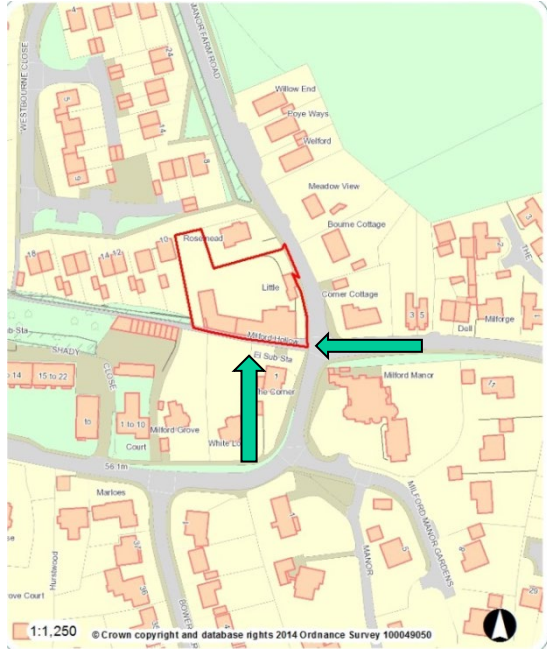


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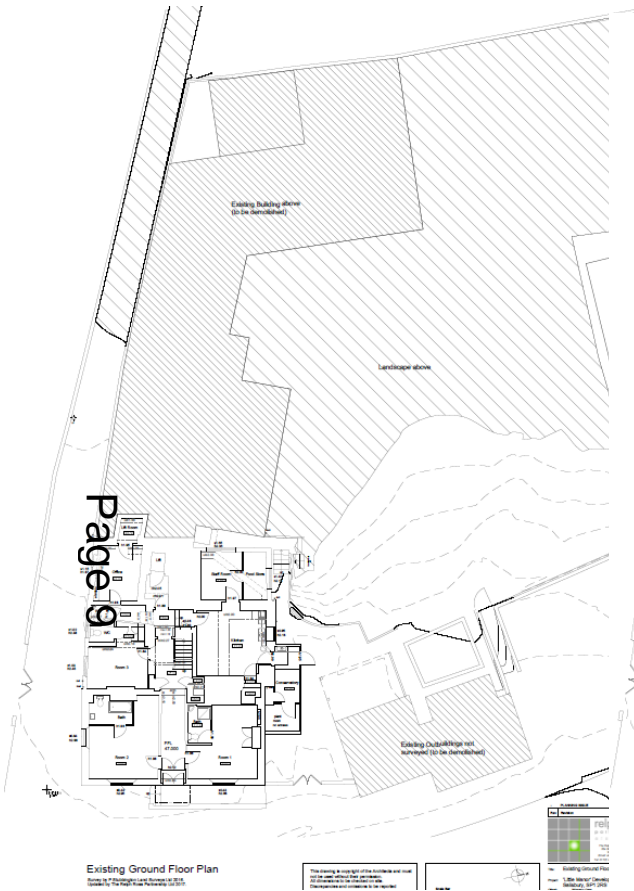
Existing elevations



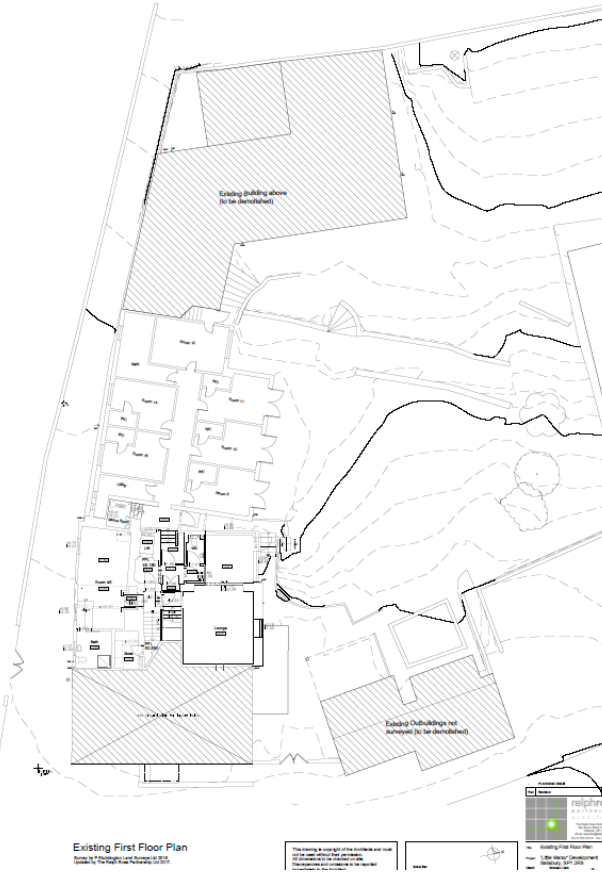
Milford Hollow (south) elevations



Existing layout



Ground floor and demolition areas



First floor



Second floor

CARE ACCOMMODATION ASSESSMENT

Prepared in support of a planning application for the redevelopment of an existing care home to create improved and additional accommodation at,

Little Manor, Manor Farm Road, Milford, Salisbury

June 2018

Version: 1

Prepared by:

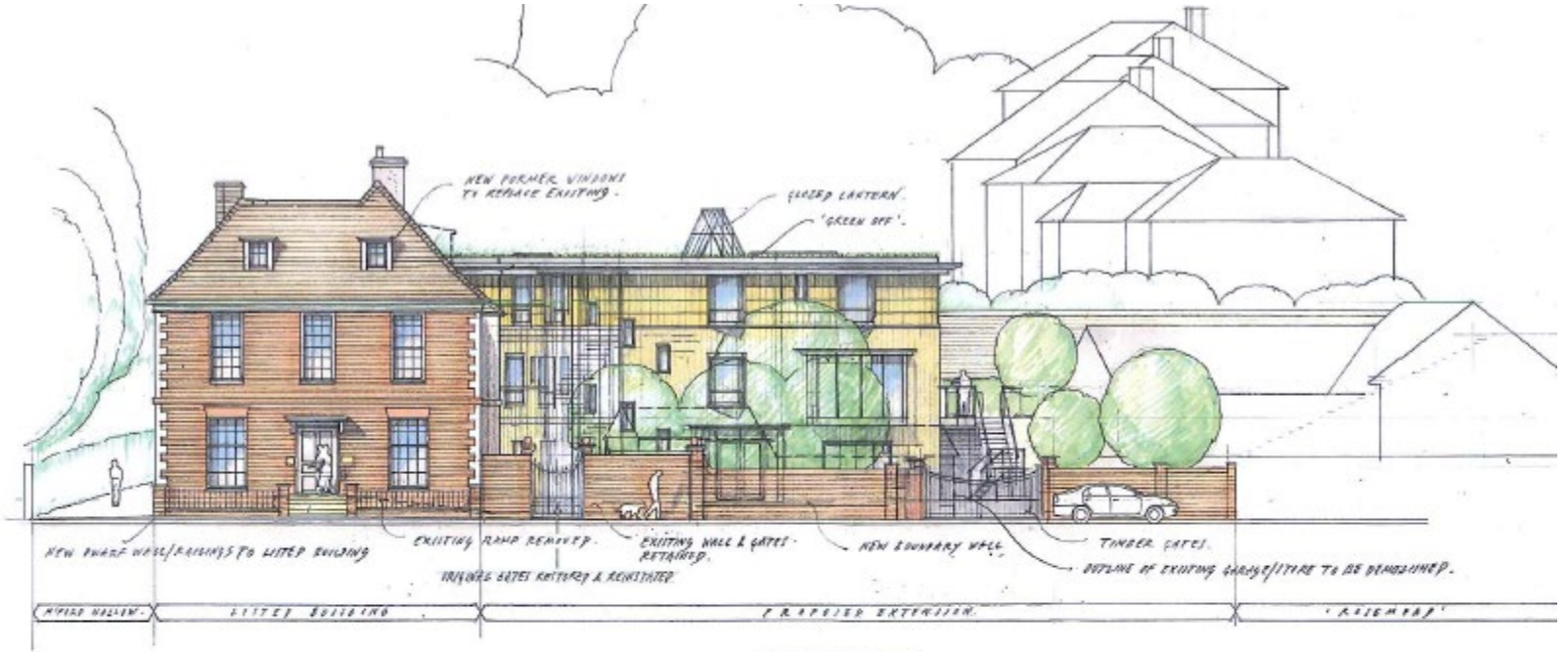
Matthew Holmes BA (Hons) MA MRTPI

Chapman Lily Planning Limited

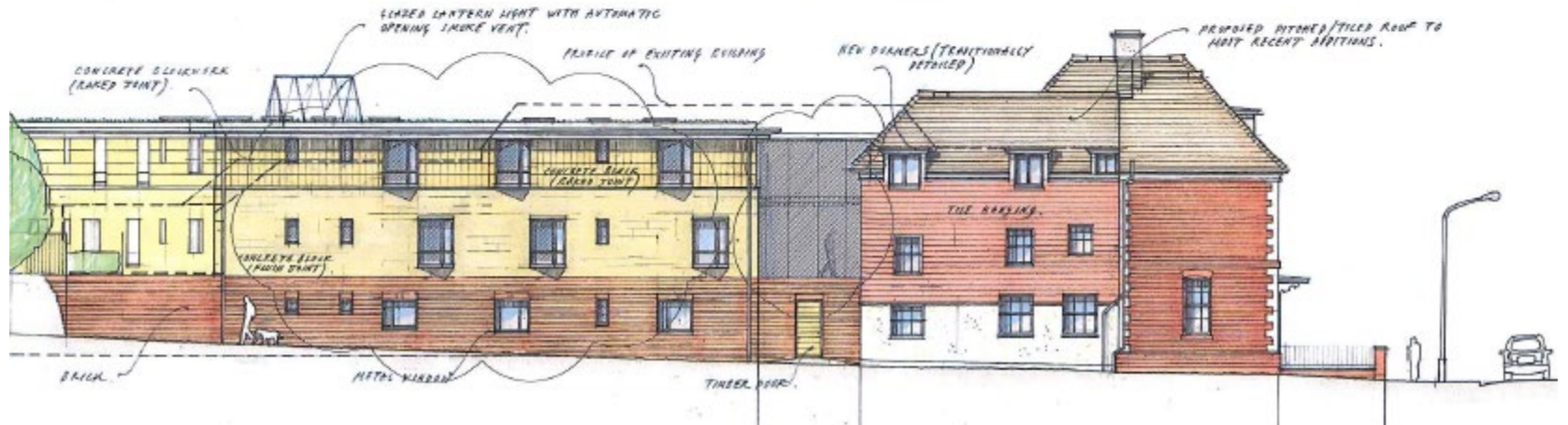
- By 2026, projected potential shortage is c295 bed spaces in the area.
- Narrow corridors, numerous steps, uneven levels, small bedrooms without ensembles, narrow corridors, unrestricted window openings, insufficient physiotherapy space. Restricted lift access and unable to take a stretcher.

Previously refused scheme details

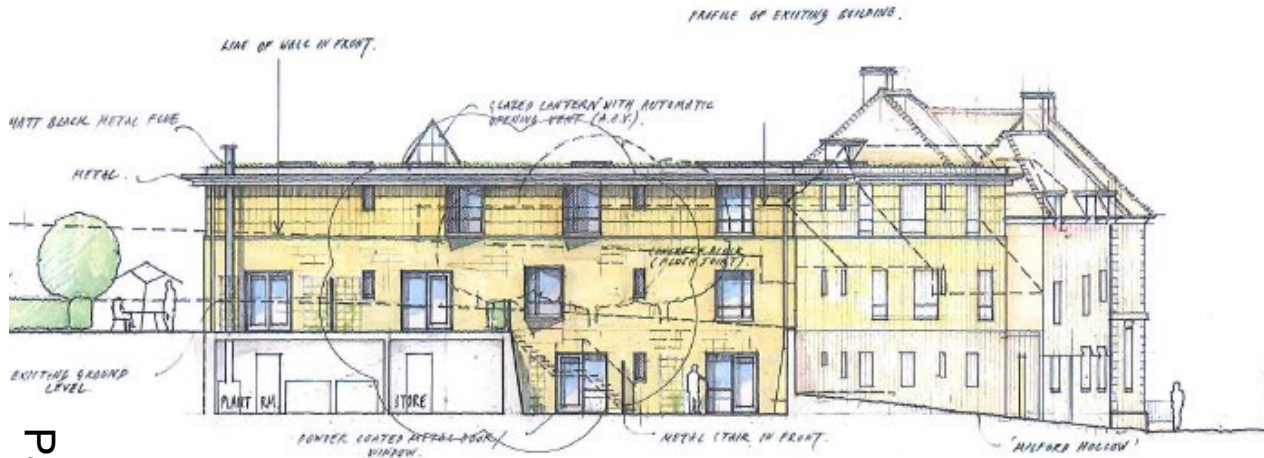
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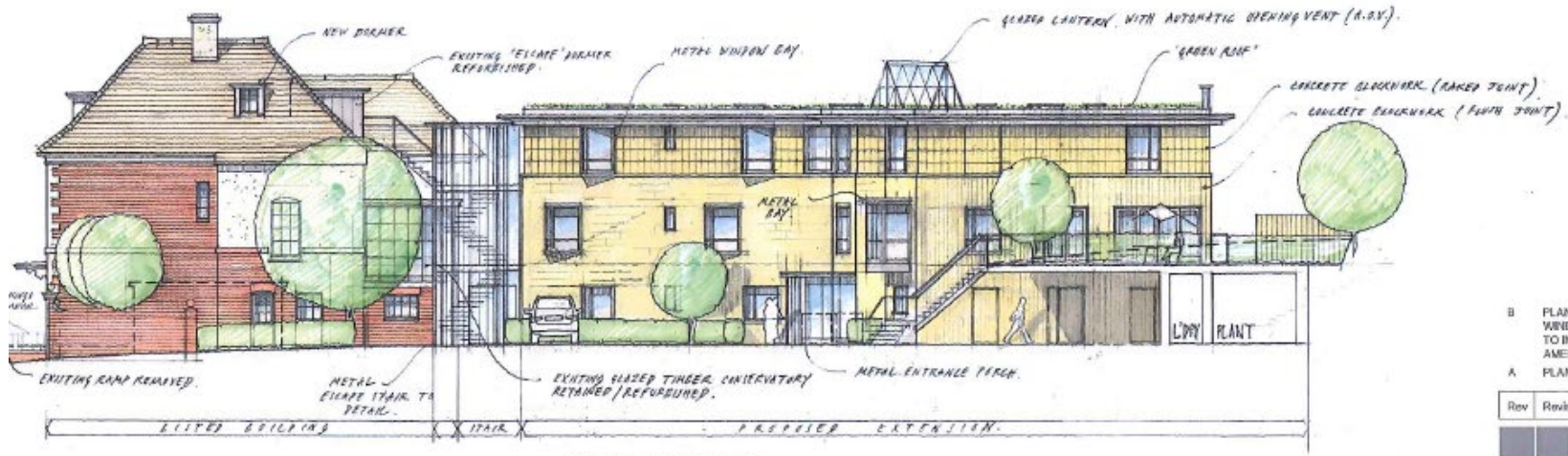
EAST ELEVATION



Previously refused scheme details



WEST ELEVATION



NORTH ELEVATION

KEY

Obscure milky white (restricted opening 1)

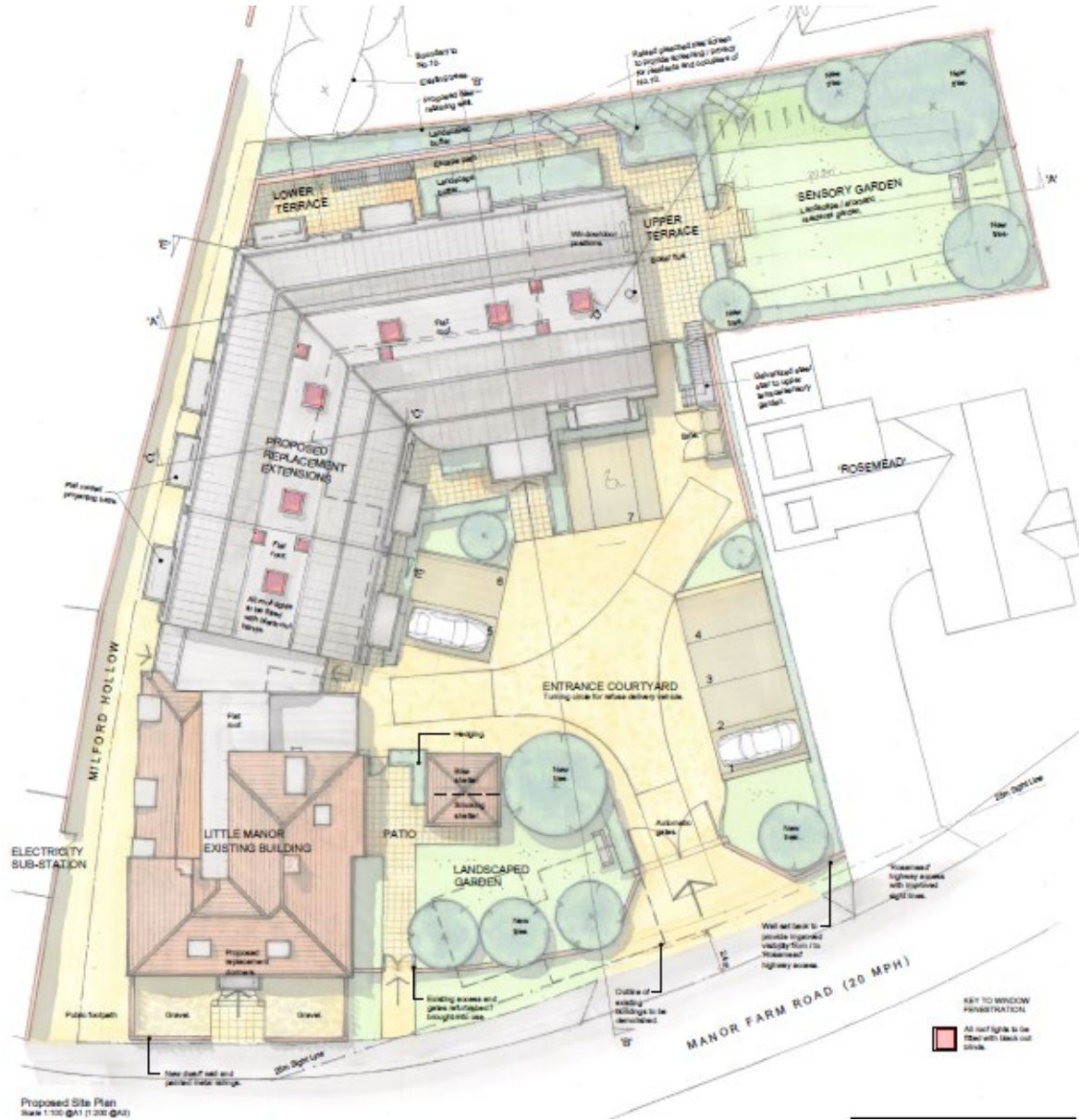
Page 12

- B PLANNING AMENDMENTS - WINDOW FENESTRATION AME TO IMPROVE NEIGHBOUR AMENITY/LIGHT POLLUTION.
- A PLANNING ISSUE

Rev	Revision

rel
par
a/c

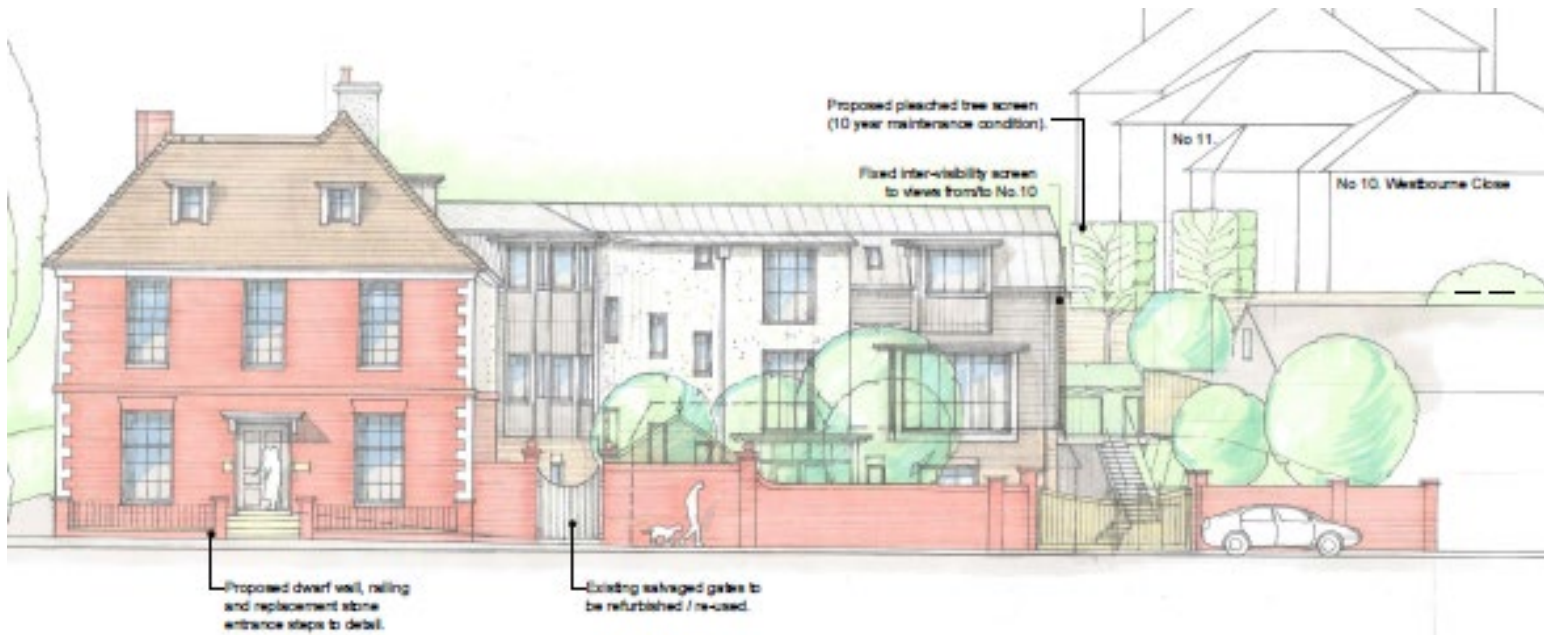
Proposed site plan (revised scheme)



Context elevation and east elevation as proposed



Page 14



Proposed south elevation



Page 15



Proposed South Elevation
Scale: 1:100 @A1 (1:200 @A3)

Proposed west and north (courtyard) elevations



Proposed West Elevation



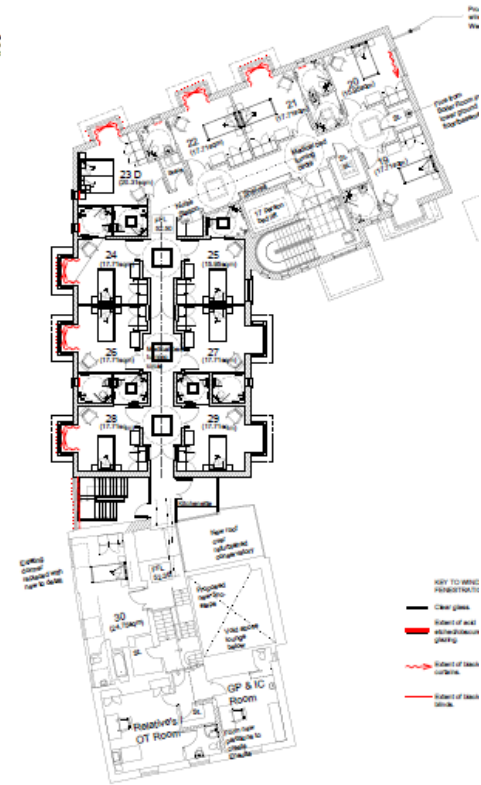
Landscaping and garden proposals

Legend:

-  Proposed standard tree
-  Proposed pleached tree screen
-  Proposed ornamental hedgerow
-  Proposed ornamental shrub planting
-  Proposed sensory garden planting
-  Amenity grass seed/turf
-  Paving
-  Gravel

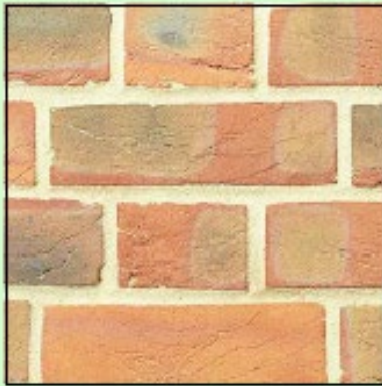


Ground, first and second floor plans and facilities

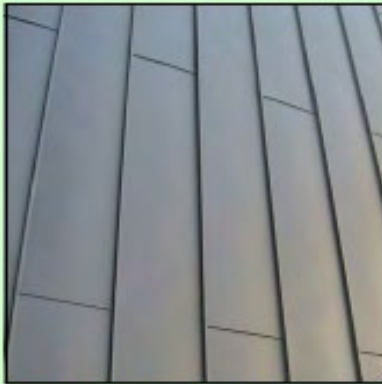


Materials for Extension

- Ground floor: high quality clay facing brick (red/orange) including the South Elevation fronting Milford Hollow
- Upper levels: clad using horizontal and vertical Accoya timber boarding up to the underside of mansard roof/gutter level.
- Mansard and pitched roof slopes: clad using patinated standing seam zinc cladding.
- Windows and doors will be powder coated metal.



Brickwork (Indicative)



Zinc Cladding (Indicative)

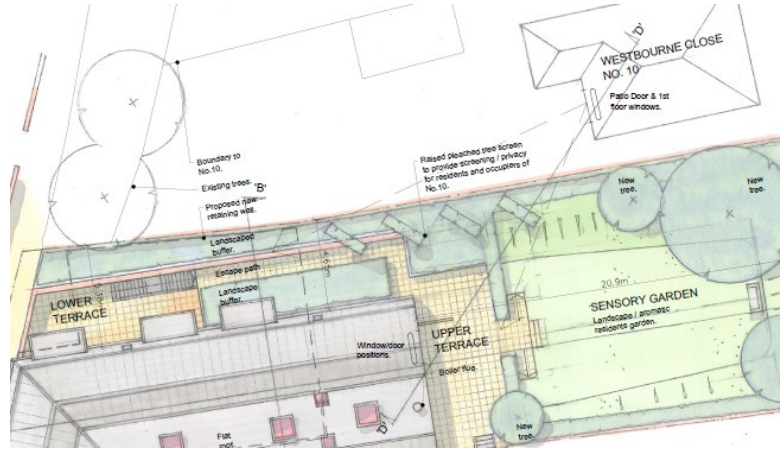
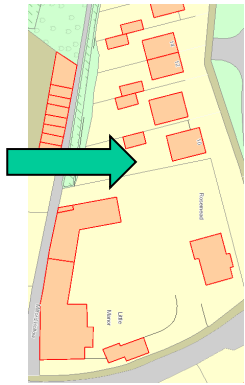


Stained horizontal/vertical boarding.



Powder Coated Metal (Indicative)

10 Westbourne Close (west)



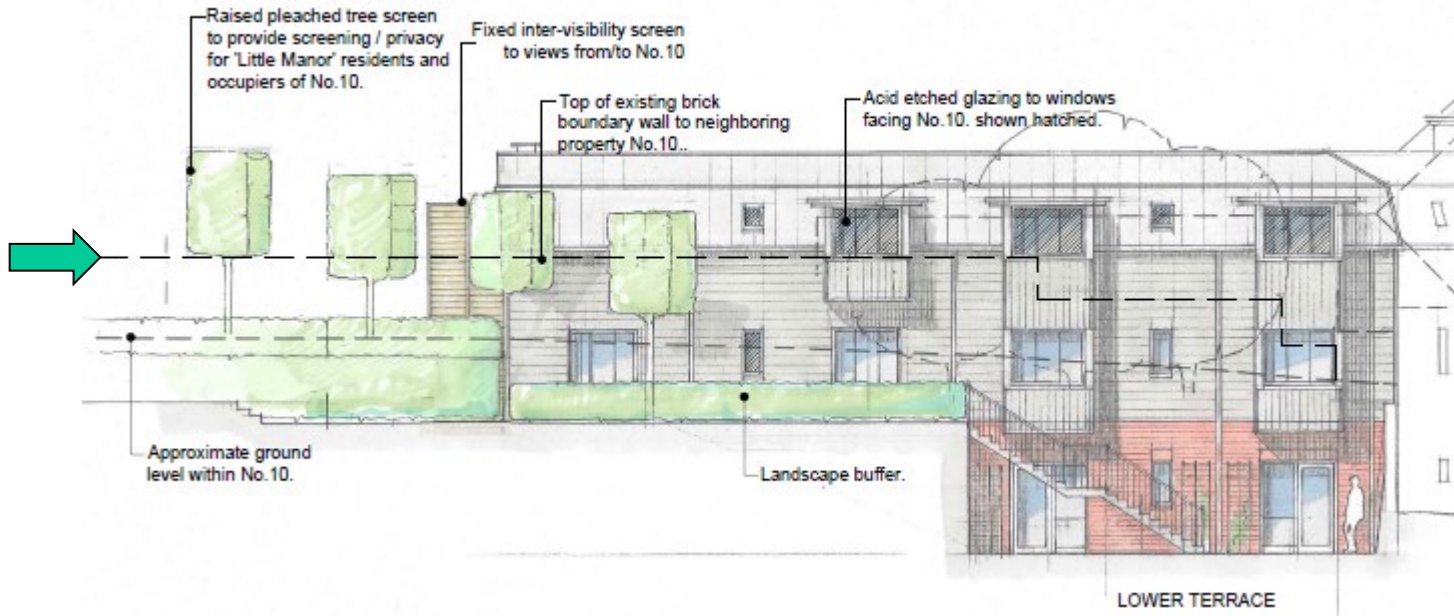
living room French doors/patio

Page 21



views from bedroom

10 Westbourne Close



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White Lodge and Milford Grove (south)



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Views looking north from White Lodge and Milford Grove gardens



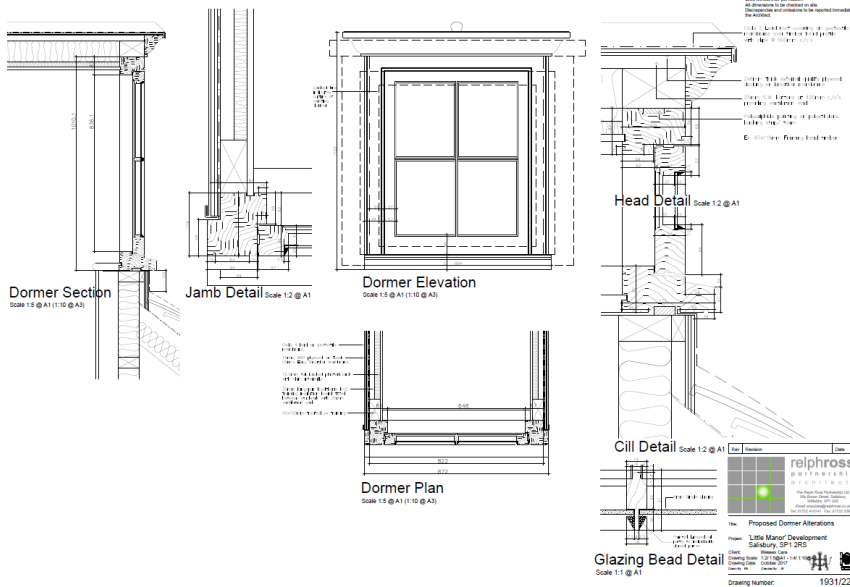
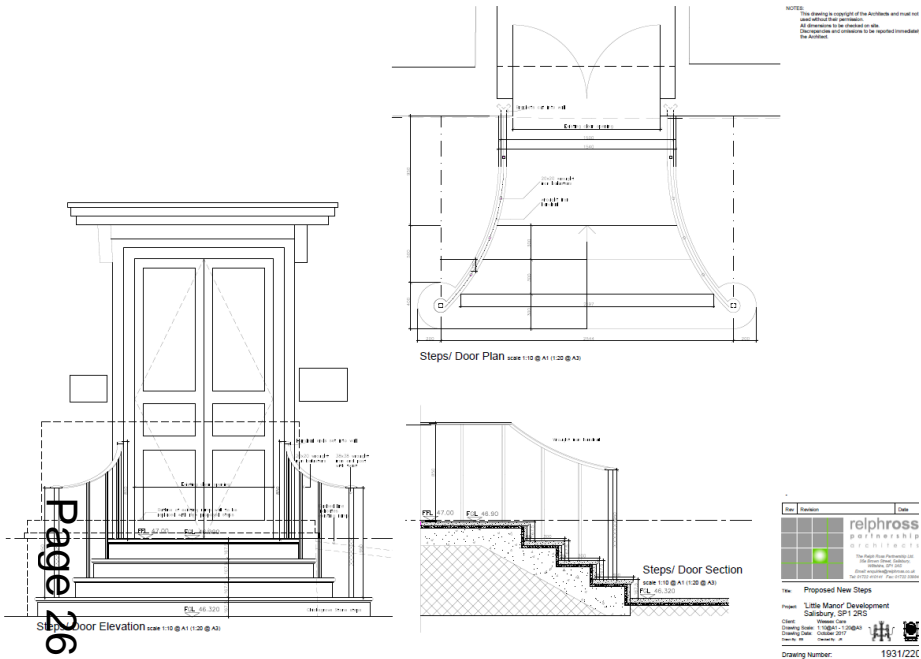
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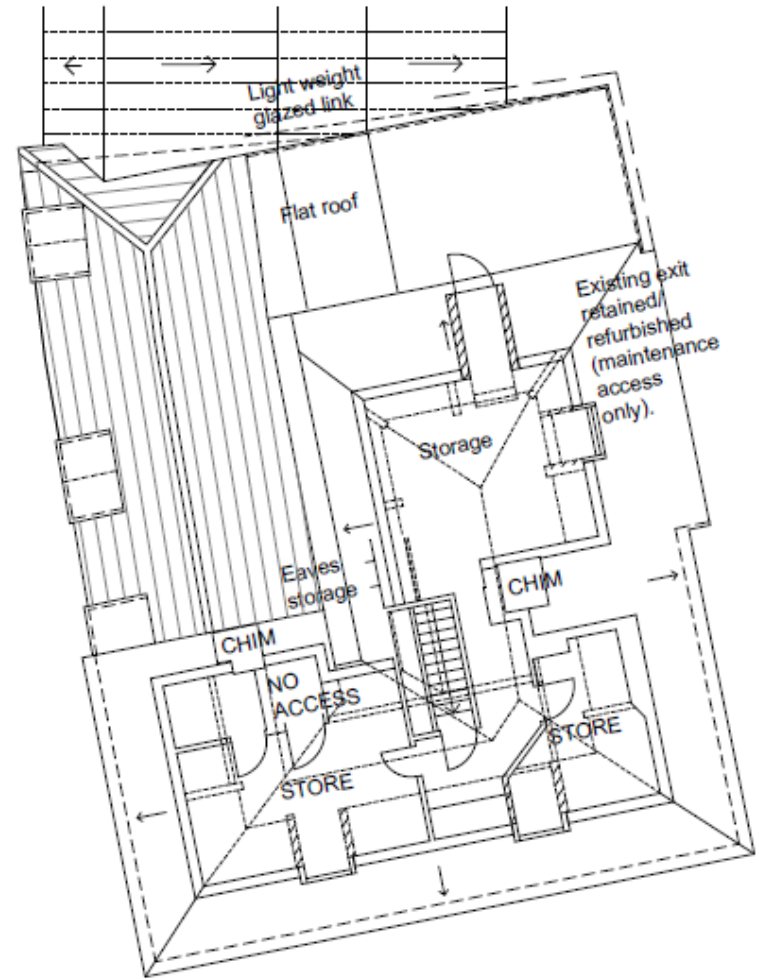
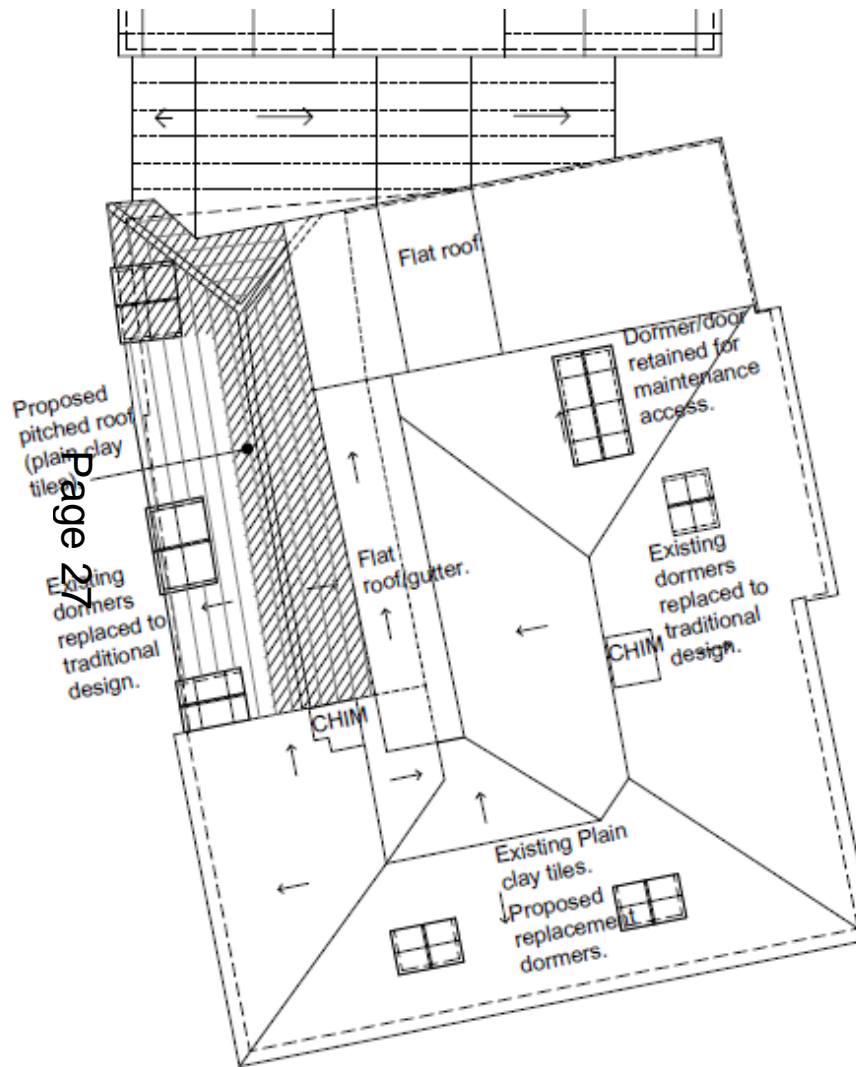
SUMMARY OF WORKS TO LISTED BUILDING

- Refurbish leaded light and panelled timber entrance doors
- Refurbishment of sash windows and panelled reveals
- Creation of new care office meeting room, with restoration of room to former shape
- Removal of lean to store and single extension to north elevation.
- Various modern partitions removed and spaces opened up.
- Removal of poorly detailed dormers. New lead clad flat roof dormers incorporating traditional casement windows.
- Make good existing external brickwork following removal of extensions and upgrade flat roofs
- Removal of all upvc window units and replacement with timber

Details of some listed building works



Internal works to listed building, pitched roof and dormers



7b) 18/04897/FUL Land Referred To As Paddock View Farm, Dean Road, West Dean, SP5 1HR Retention and alterations to an existing agricultural building and the retention of a stable block and tack room in connection with the use of land for equine and agricultural purposes (Resubmission of 17/04844/FUL)

Recommendation: Approve with Conditions



Site Location Plan



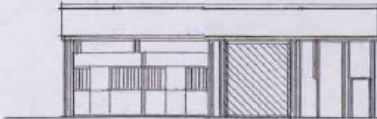
Aerial Photography

Approved Plans for S/2008/0551/FUL

S/08/0551



FIRST FLOOR PLAN



WEST ELEVATION



NORTH ELEVATION

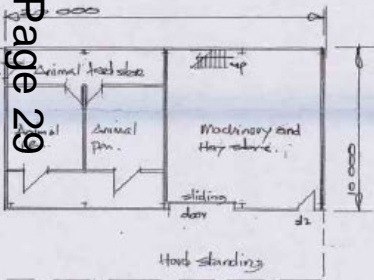
Salisbury District
Planning Department
App. 1.0 MAX. LOAD
Copy to
Action



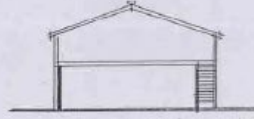
EAST ELEVATION



SOUTH ELEVATION



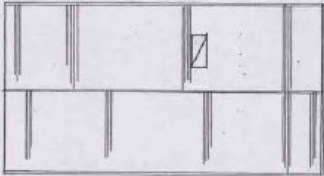
GROUND FLOOR PLAN



SECTION A-A

All dimensions to be checked on site before work commences. Any discrepancies to be referred back to the SURVEYOR.

- Proposed Barn - elevations & section
1. steel frame
 2. Metal profile sheeting clad to roof and external walls



ROOF PLAN

Page 29

No	Date	Description	By
1		Alterations to overall size of barn.	
2		Amendments to roof plan and elevations re - roof light. Ground floor plan amended.	
Project - Location			
1 PADDOCK VIEW FARM LONGFIELD, DEAN ROAD, SALISBURY. SP5 1HF			
Drawing title			
PROPOSED HAY AND MACHINERY STORE AND ANIMAL PEN			
Drawing No			
BUCKINGHAM/10/1			
Date			
10/10/10			

Decision Notice for approved planning permission S/2008/0551/FUL

The proposed agricultural barn is considered acceptable by reason of its size, design and position, with no significant detrimental impact to the special landscape area or neighbour amenities.

And subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (A07B)

Reason: 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)

Page 50
2. No development shall take place until details or samples of the materials to be used in the construction of the external surfaces of the extension 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. (D03A)

Reason: To secure a harmonious form of development.

3. There shall be no windows or rooflights, other than those hereby permitted, in the roof of the barn hereby permitted.

Reason: In the interests of visual amenity.

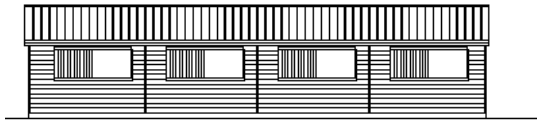
4. Development shall not begin until drainage works (to include surface and foul water) have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. (L03A)

Reason: To protect the water environment.

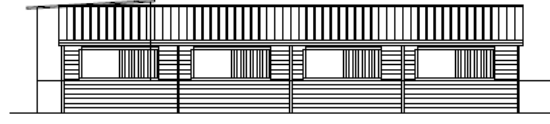
Existing Rear (South) Elevation of the Barn



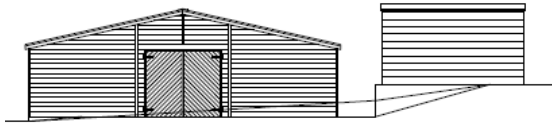
Existing elevations of the Barn, Tack Room and Stables



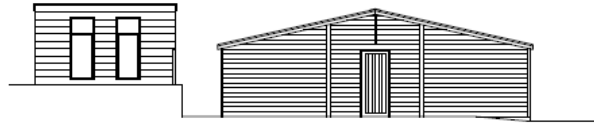
EXISTING NORTH ELEVATION
(STABLES)



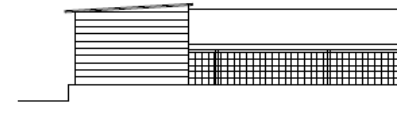
EXISTING SOUTH ELEVATION
(STABLES)



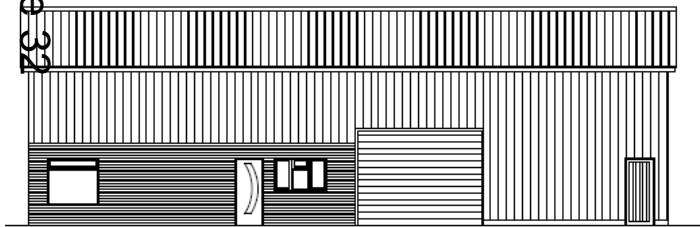
EXISTING WEST ELEVATION
(STABLES & TACK ROOM)



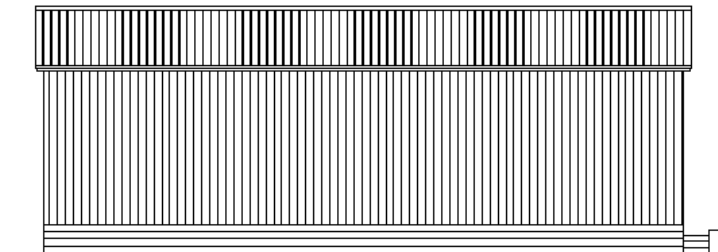
EXISTING EAST ELEVATION
(STABLES & TACK ROOM)



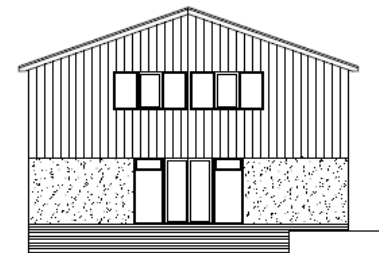
EXISTING SOUTH ELEVATION
(TACK ROOM)



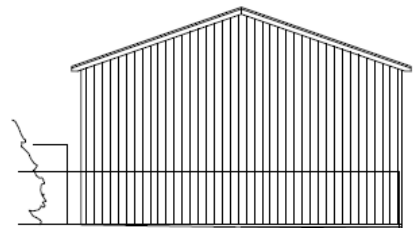
EXISTING WEST ELEVATION
(BARN)



EXISTING EAST ELEVATION
(BARN)



EXISTING SOUTH ELEVATION
(BARN)



EXISTING NORTH ELEVATION
(BARN)

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Revisions :

Drawing Title : PLANNING APPLICATION

Drawing No. :

918.3.

Proposed Elevations of the Barn and Tack Room (Stables unaltered)

Notes: 1. For drawing to be used, refer to our previous drawing 018.1, and the prepared supporting planning statement.

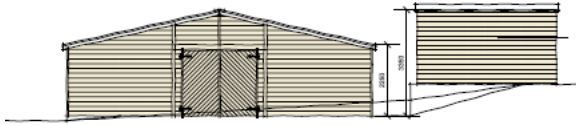


EXISTING STABLES
NORTH ELEVATION

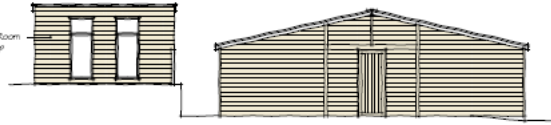


EXISTING STABLES
SOUTH ELEVATION

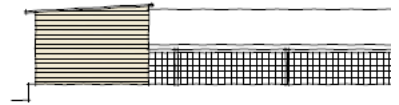
elevations of existing stables to remain unaltered as constructed March 2015



PROPOSED WEST ELEVATION



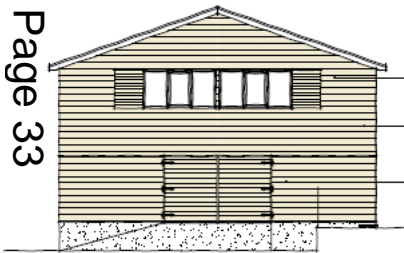
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

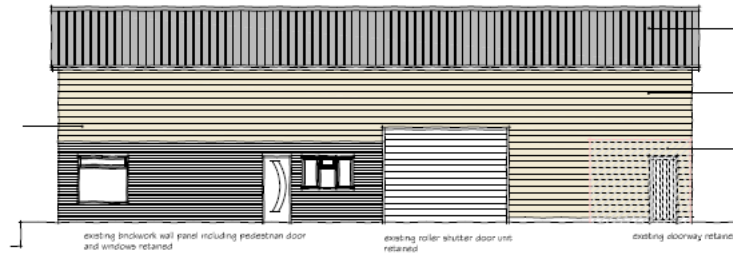
elevations of existing Tack Room to receive new horizontal lap timber boarding to match retained barn

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PROPOSED NORTH ELEVATION

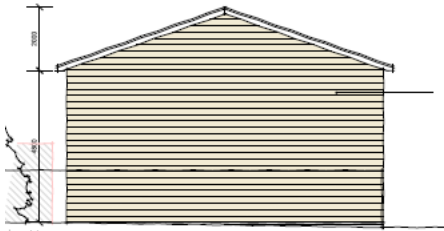
existing oak face upvc windows retained in position and fitted with purpose-made timber slatted shutters either side
existing metal profiled sheeting removed and replaced with dark stained horizontal lap timber weatherboarding
existing fully glazed upvc french doors and glazed side-light to be removed and replaced with timber boarded hinged double doors



PROPOSED WEST ELEVATION

sections of original roof sheeting removed and replaced with dark grey profiled roof sheeting to match retained sections
existing metal profiled sheeting removed and replaced with dark stained horizontal lap timber weatherboarding
existing metal unit to be removed from side shown hatched

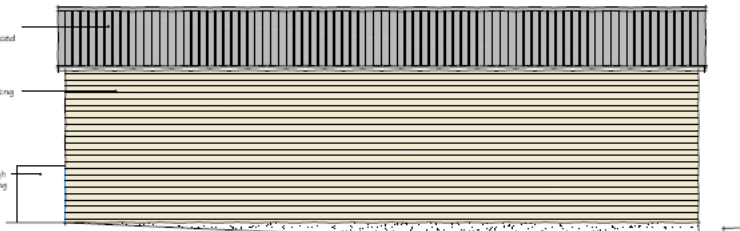
existing brickwork wall panel including pedestrian door and windows retained
existing roller shutter door unit retained
existing doorway retained



PROPOSED SOUTH ELEVATION

sections of original roof sheeting removed and replaced with dark grey profiled roof sheeting to match retained sections
existing metal profiled sheeting removed and replaced with dark stained horizontal lap timber weatherboarding

Use of existing 1800mm high close boarded timber fencing retained in position



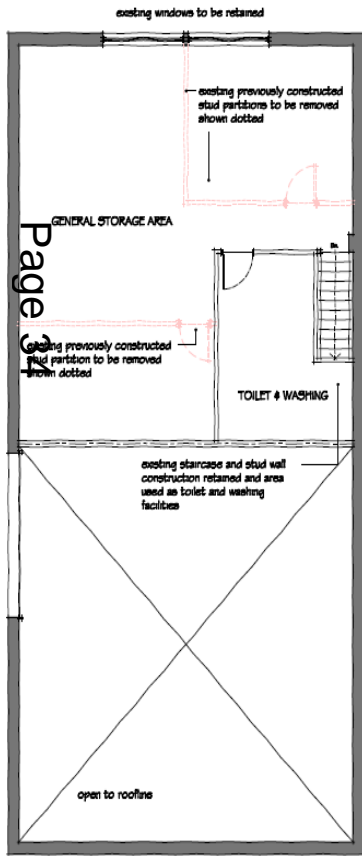
PROPOSED EAST ELEVATION

Revisions : A: August 2018 Elevation Titles amend

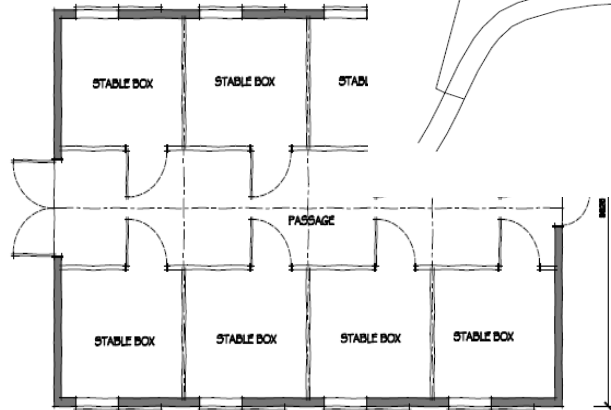
Drawing Title : PLANNING APPLICATION

Drawing No. : **918.2.a.**

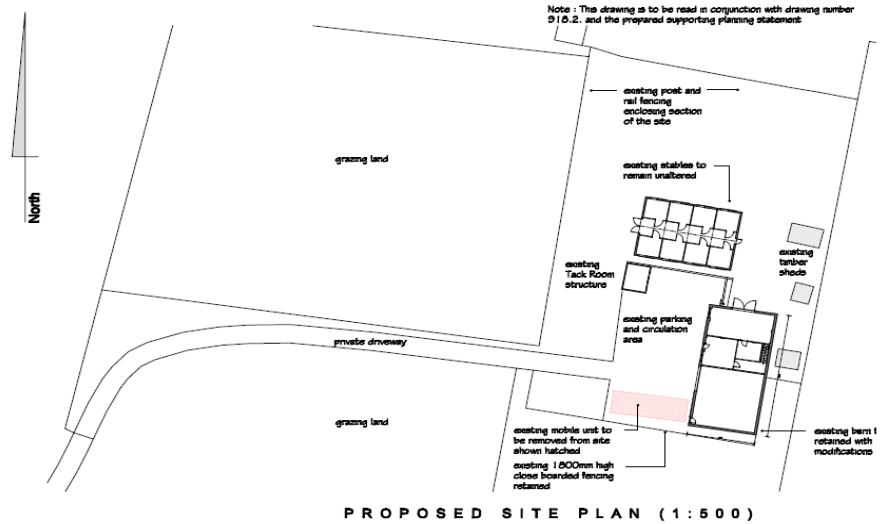
Site Location Plan and Proposed Floor Plan for Barn, Tack Room and Stables



PROPOSED FIRST FLOOR PLAN OF EXISTING BARN



EXISTING STABLES & TACK ROOM FLOOR PLAN



Revisions :
Drawing Title : PLANNING

Drawing No. :

91

Site entrance via the public highway



Rear Elevation (South) of Barn and Stable Block



Existing side elevation (West) of Barn



Existing Side (East) and Front Elevations (North)



Elevations of the Existing Tack Room



Existing Mobile Home to be removed in agreement with Enforcement



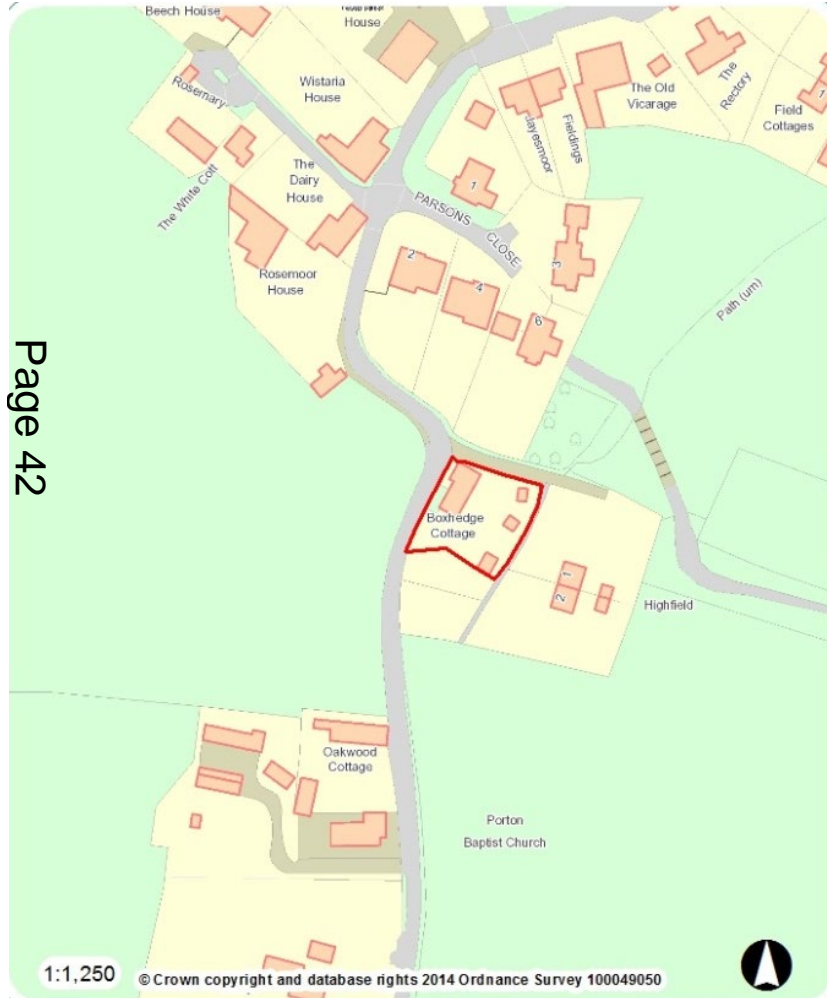
Existing Stable Block



7c) 18/08496/FUL & 18/08762/LBC Boxhedge Cottage, High Street, Porton, SP4 0LH

Retrospective planning permission for replacement gate

Recommendation: ??



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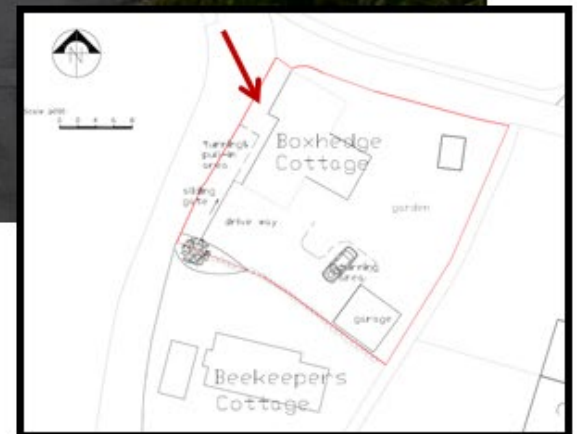
Site Location Plan

Aerial Photography



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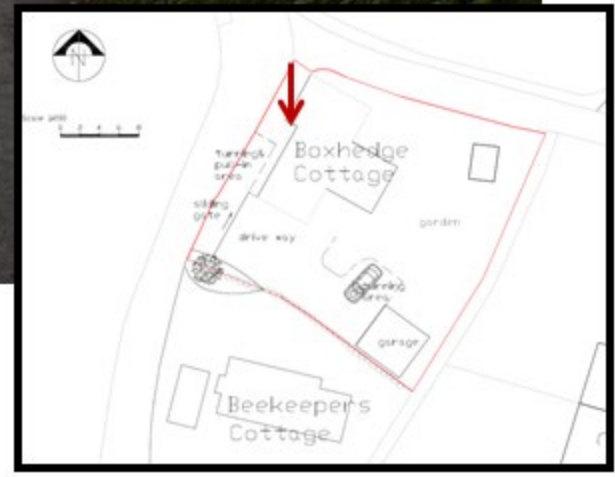
View of Boxhedge Cottage looking south east

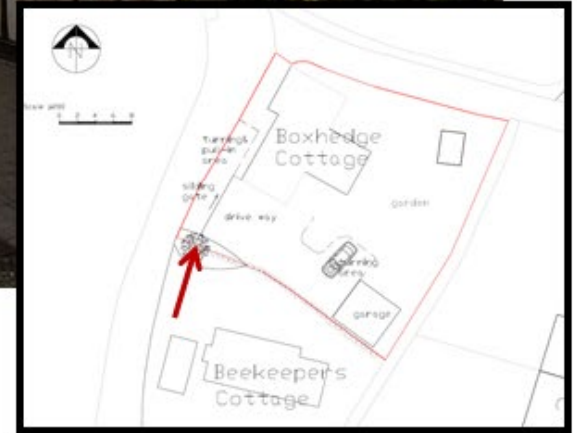




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View looking south showing gate





View of Boxhedge Cottage looking north east



The gate in situe

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Gate in open position



Southern Area Planning Committee

15th November 2018

