

AGENDA SUPPLEMENT (1)

Meeting: Southern Area Planning Committee

Place: The Pump Room, The Old Fire Station, The Enterprise Centre,
2 Salt Lane, Salisbury, SP1 1DU

Date: Thursday 19 December 2024

Time: 3.00 pm

The Agenda for the above meeting was published on 10 December 2024. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Lisa Alexander of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01722 434560 or email lisa.alexander@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

Part I – Committee Presentation Slides *(Pages 3 - 66)*

- 7 **Application Number: PL/2024/03227 - The Homestead, Sutton Hill, Sutton Mandeville, Salisbury, SP3 5ND – Late Correspondence** *(Pages 67 - 68)*
- 11 **Application Number: PL/2022/00839 - Farmer Giles Farmstead Teffont – Late Correspondence** *(Pages 69 - 70)*

DATE OF PUBLICATION: 18 December 2025

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Southern Area Planning Committee

19th December 2024

8) PL/2024/03227 - The Homestead, Sutton Hill, Sutton Mandeville, Salisbury, SP3 5ND
Installation of a ground mounted solar array and associated works
Recommendation: Approve with Conditions

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Site Location Plan

Aerial Photography



Existing Site Plan

&

Approved site plan for PL/2023/00647:



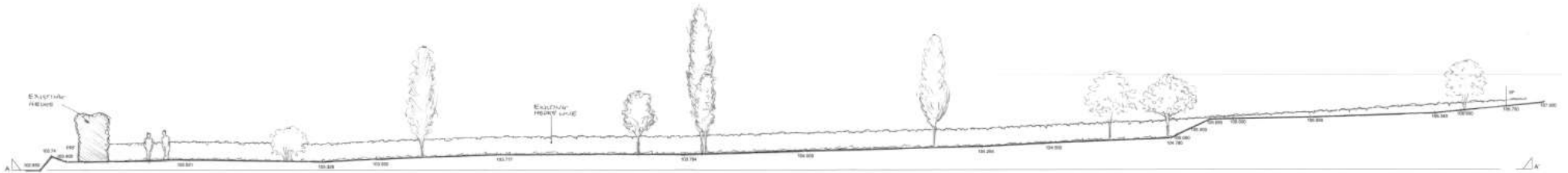
- Approved solar array
- Existing kitchen garden
- Approved swimming pool

Proposed Site Plan

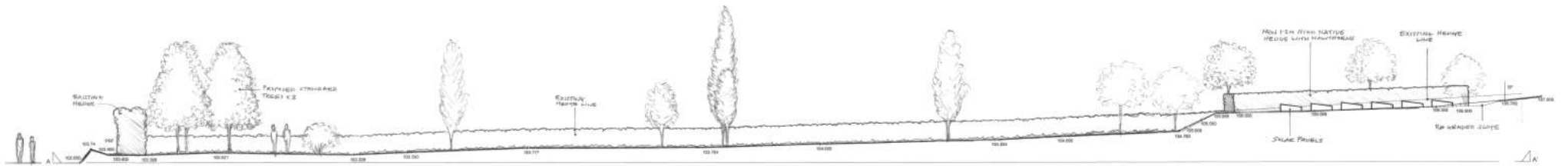
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Existing & Proposed Sections

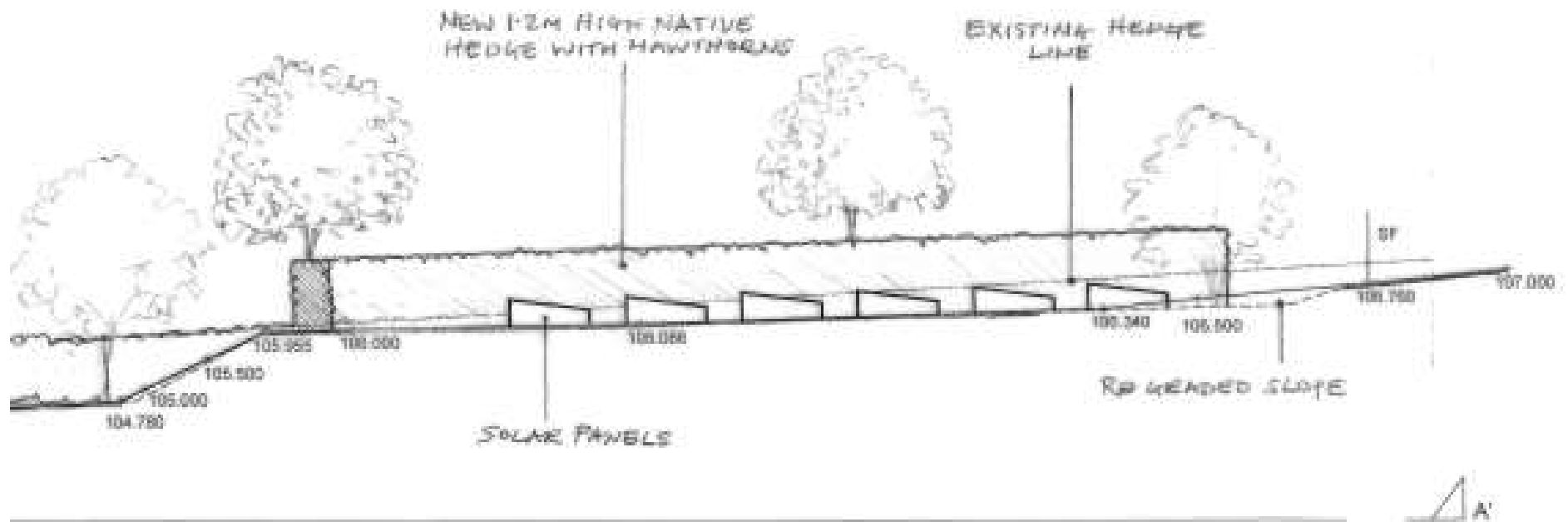


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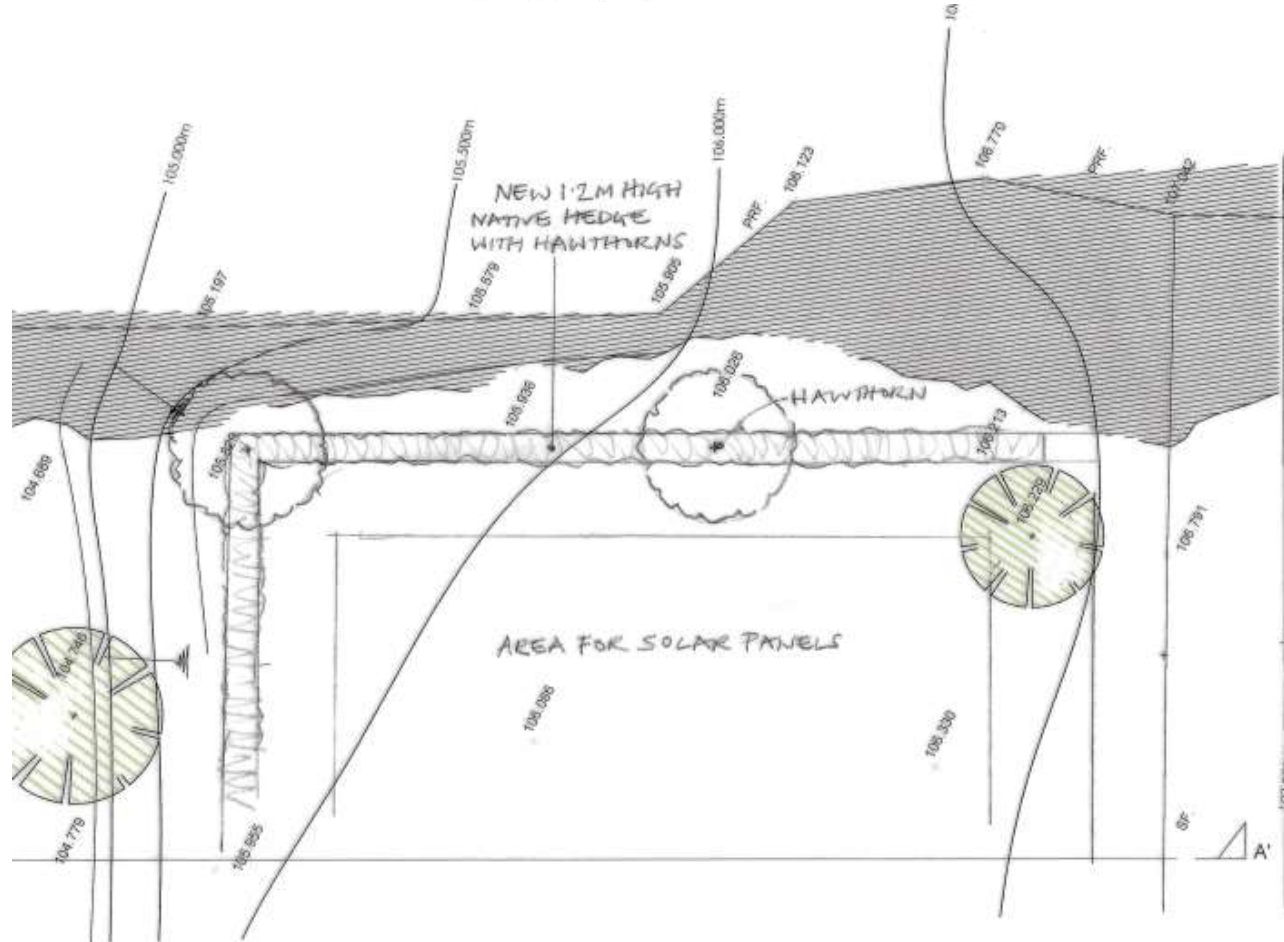
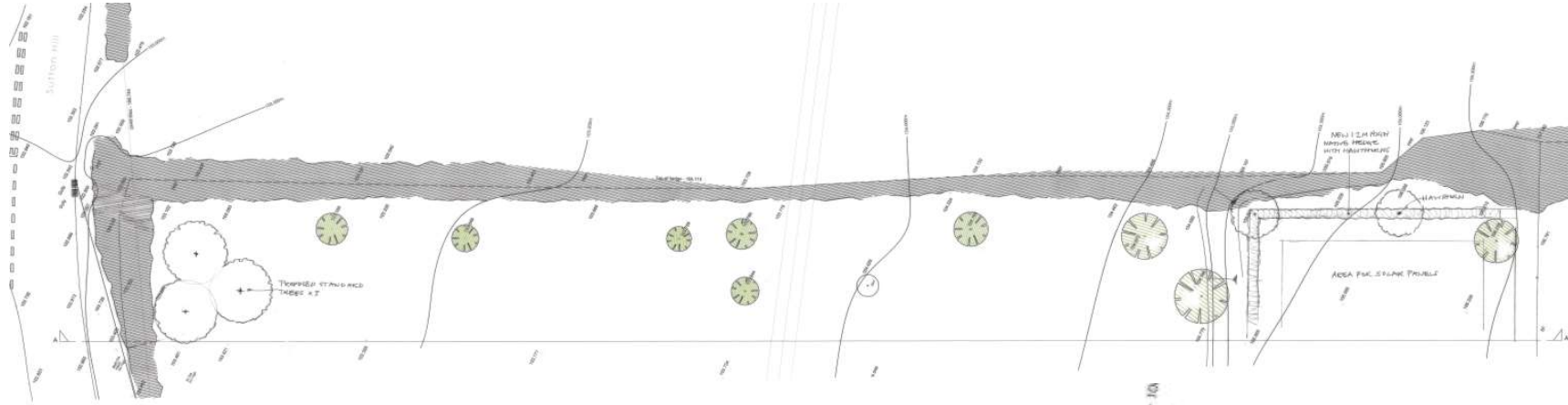


Section in detail

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Plan Detail



Front and Side Elevations



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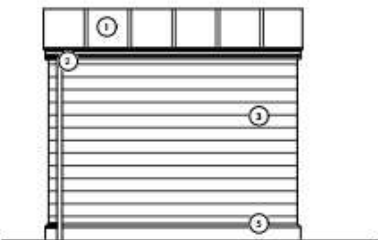
Plant Room / Store Elevations and Plans



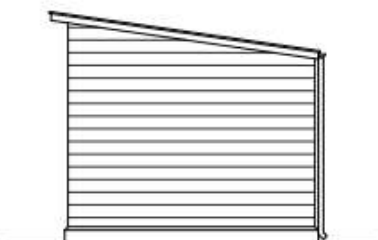
3 PROPOSED NORTH ELEVATION
P100 scale 1:50



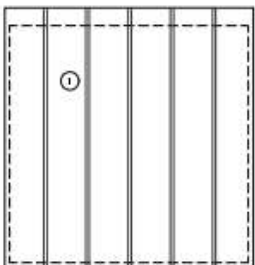
4 PROPOSED WEST ELEVATION
P100 scale 1:50



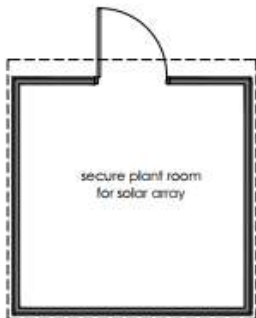
5 PROPOSED SOUTH ELEVATION



6 PROPOSED EAST ELEVATION



1 PROPOSED ROOF PLAN
P100 scale 1:50



2 PROPOSED FLOOR PLAN
P100 scale 1:50

North Viewpoints – Oakhill House & Malt House



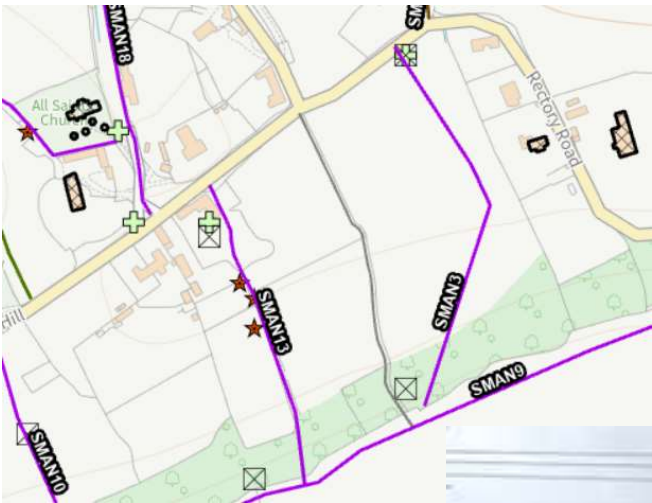
East Viewpoints – Owls Mead, East Gate, Ivy Cottage The Old Rectory and from SMAN 3



Location of proposed panels



South Viewpoints – Woodland and SMAN 9



West Viewpoints – The Cottage and SMAN 13

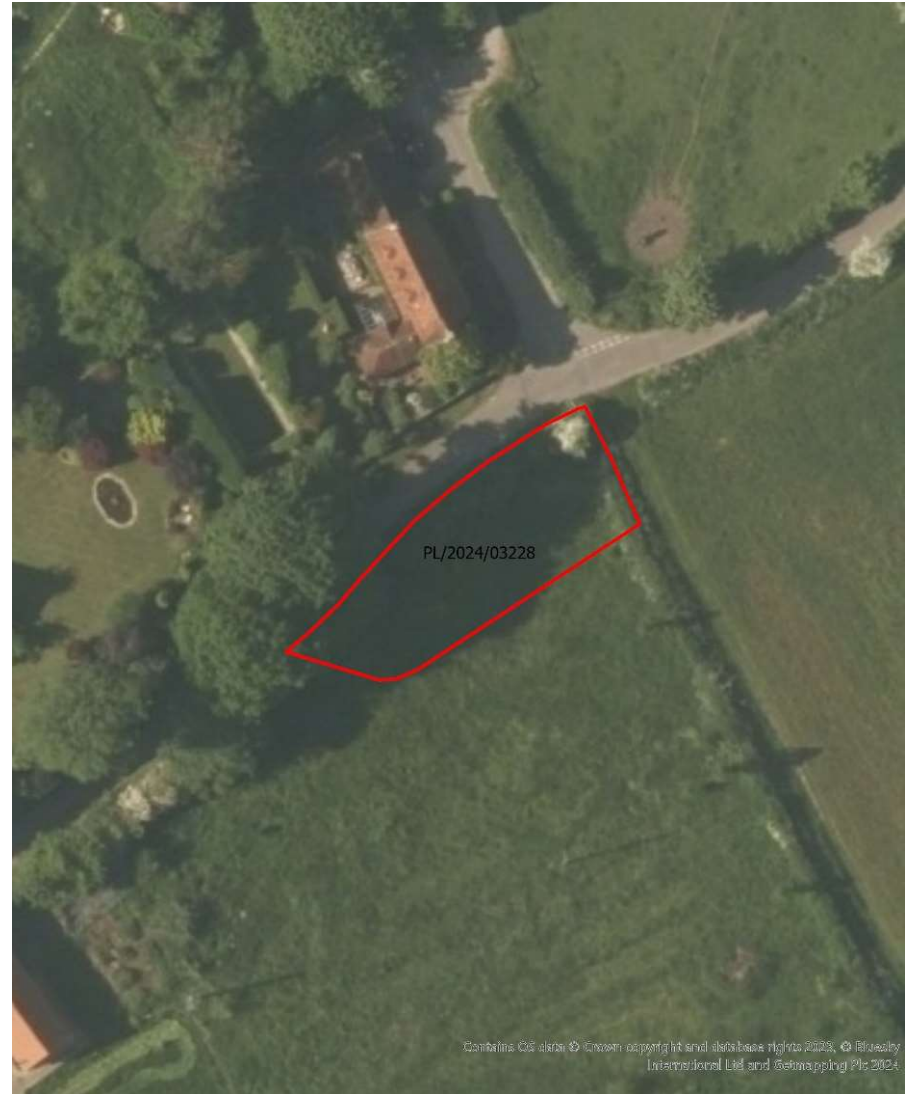


Viewpoints – Sutton Hill and SMAN 3



9) PL/2024/03228 - The Homestead, Sutton Hill, Sutton Mandeville, Salisbury, SP3 5ND
Erection of agricultural building, soft landscaping and associated works
Recommendation: Approve with Conditions

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Site Location Plan

Aerial Photography



Existing Site Plan

&

Approved site plan for PL/2023/00647:



- Approved solar array
- Existing kitchen garden
- Approved swimming pool

Proposed Site Plan



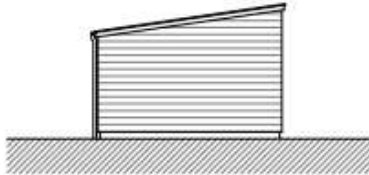
Agricultural Storage Elevations and Plans



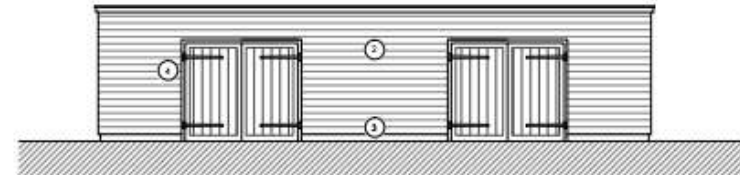
3 PROPOSED NORTH WEST ELEVATION
P100 scale 1:100



4 PROPOSED NORTH EAST ELEVATION
P100 scale 1:100



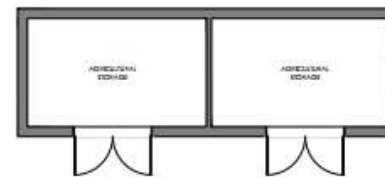
5 PROPOSED SOUTH WEST ELEVATION
P100 scale 1:100



6 PROPOSED SOUTH EAST ELEVATION
P100 scale 1:100



1 PROPOSED ROOF PLAN
P100 scale 1:100



2 PROPOSED FLOOR PLAN
P100 scale 1:100

Existing gated access



North Viewpoints – Oakhill House & Malt House



East Viewpoints – Owls Mead, East Gate, Ivy Cottage The Old Rectory and from SMAN 3



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Location of site



South Viewpoints – Woodland and SMAN 9

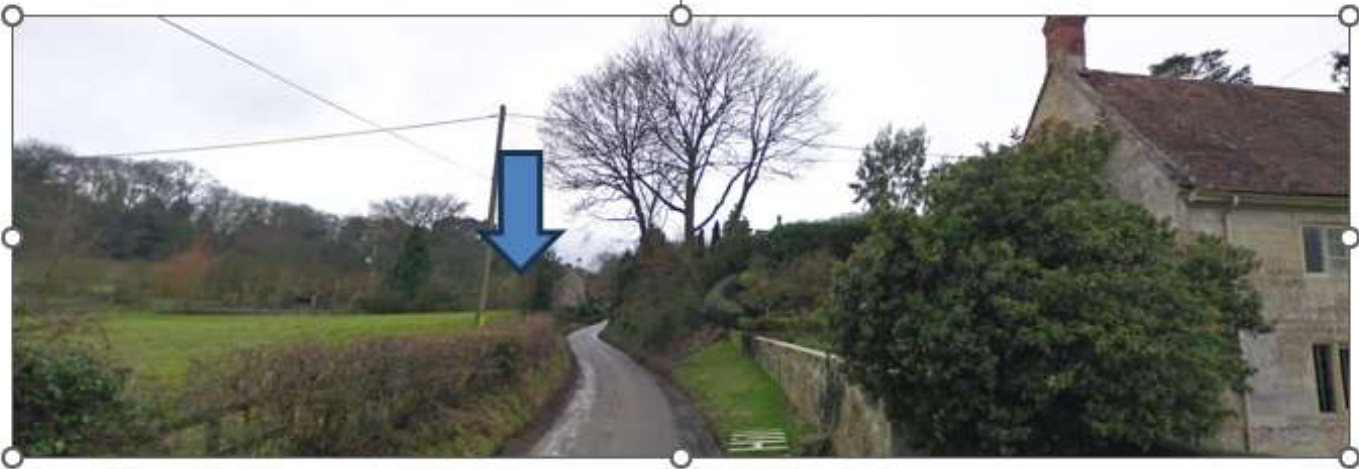


West Viewpoints – The Cottage and SMAN 13



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Viewpoints – Sutton Hill and SMAN 3



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10) PL/2024/05013 - Strukta Trade Store at 13 Edison Road, Salisbury, SP2 7NU

Part change of use of B8 Strukta Trade Store to incorporate Sui Generis members only retail club Campus & Co

Recommendation: Refuse

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Site Location Plan



Aerial Photography

Wider contact plan of industrial estate

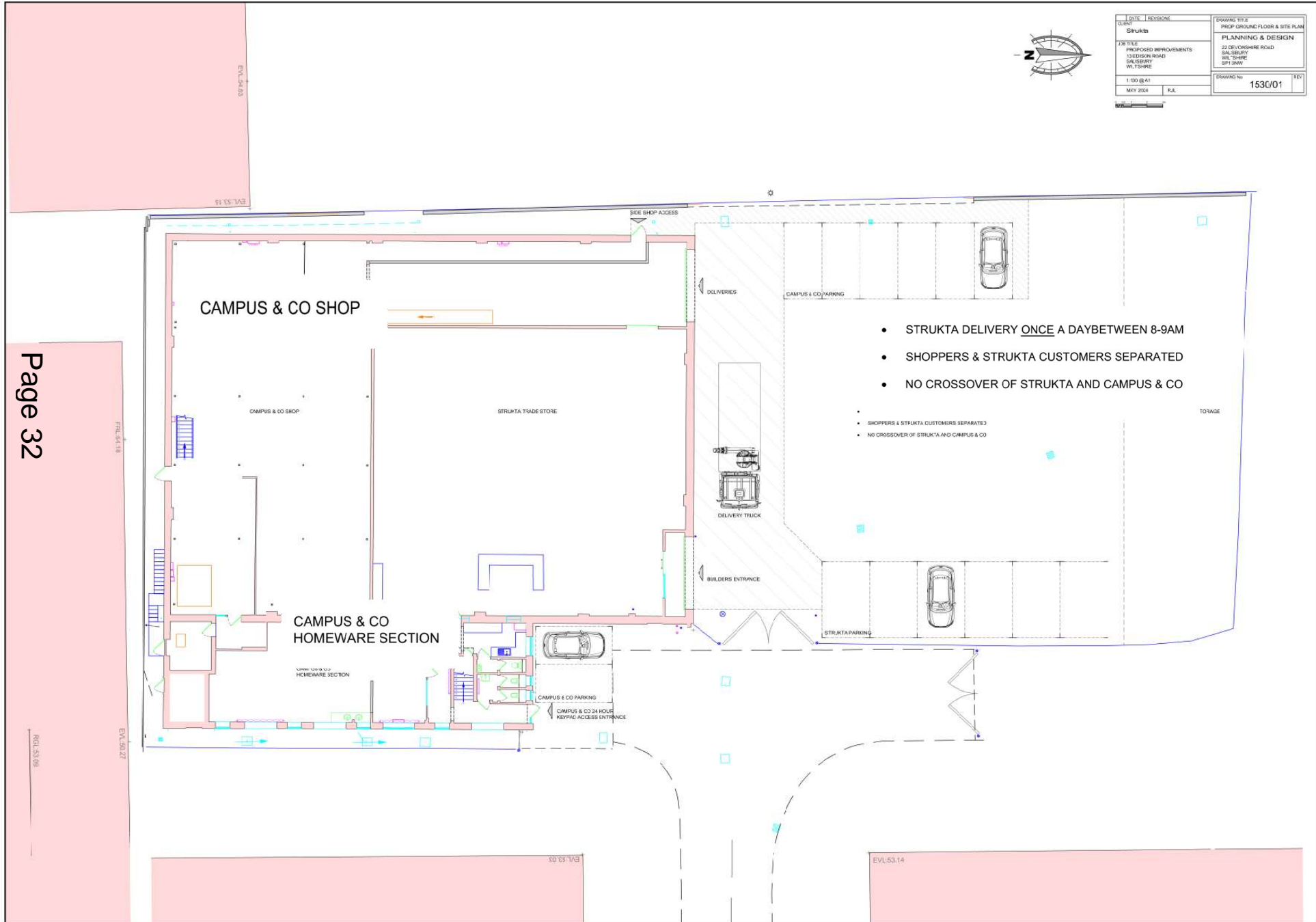


Figure 1 - Aerial view of application site

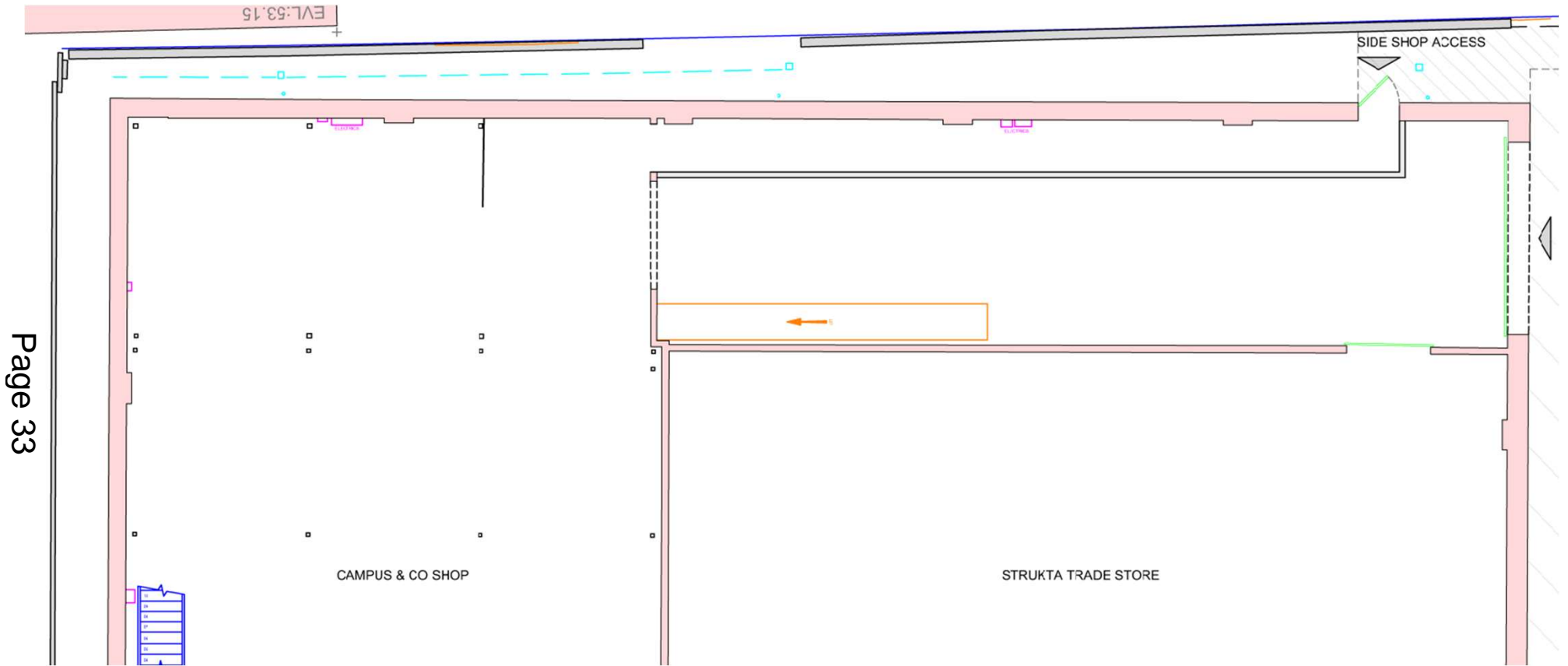
Images of existing site



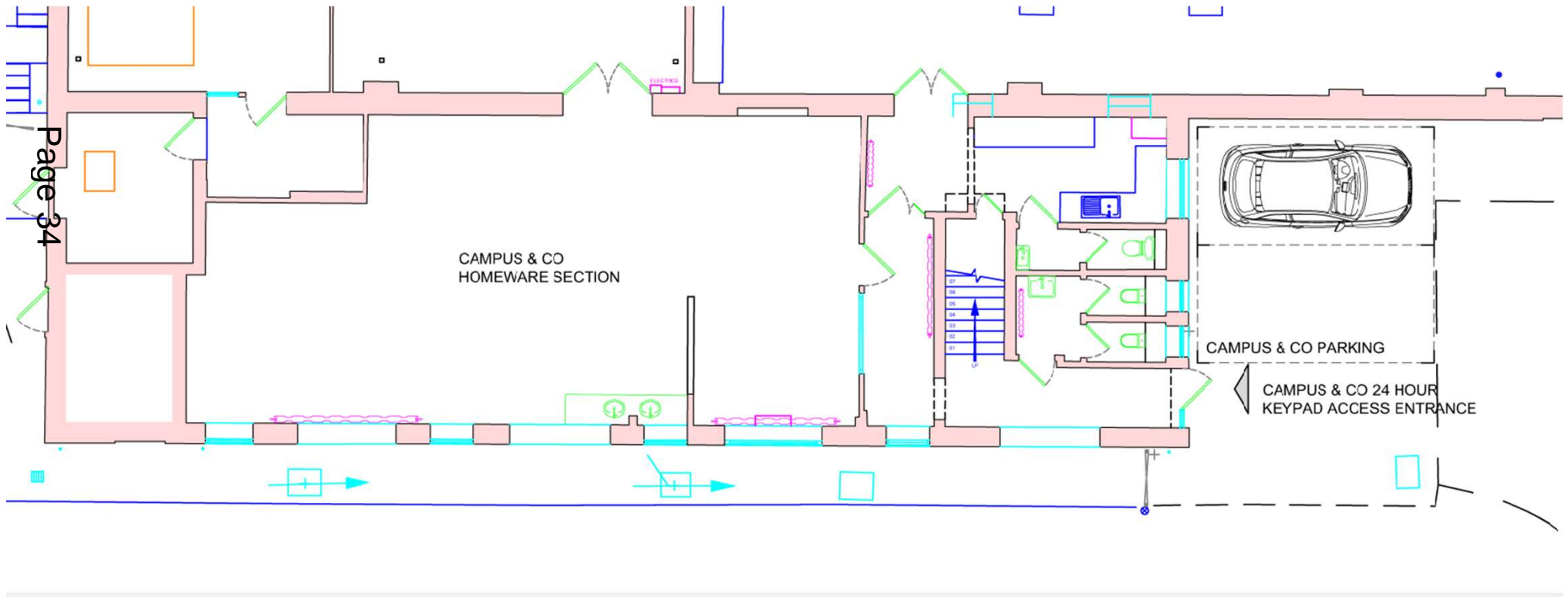
Site Plan



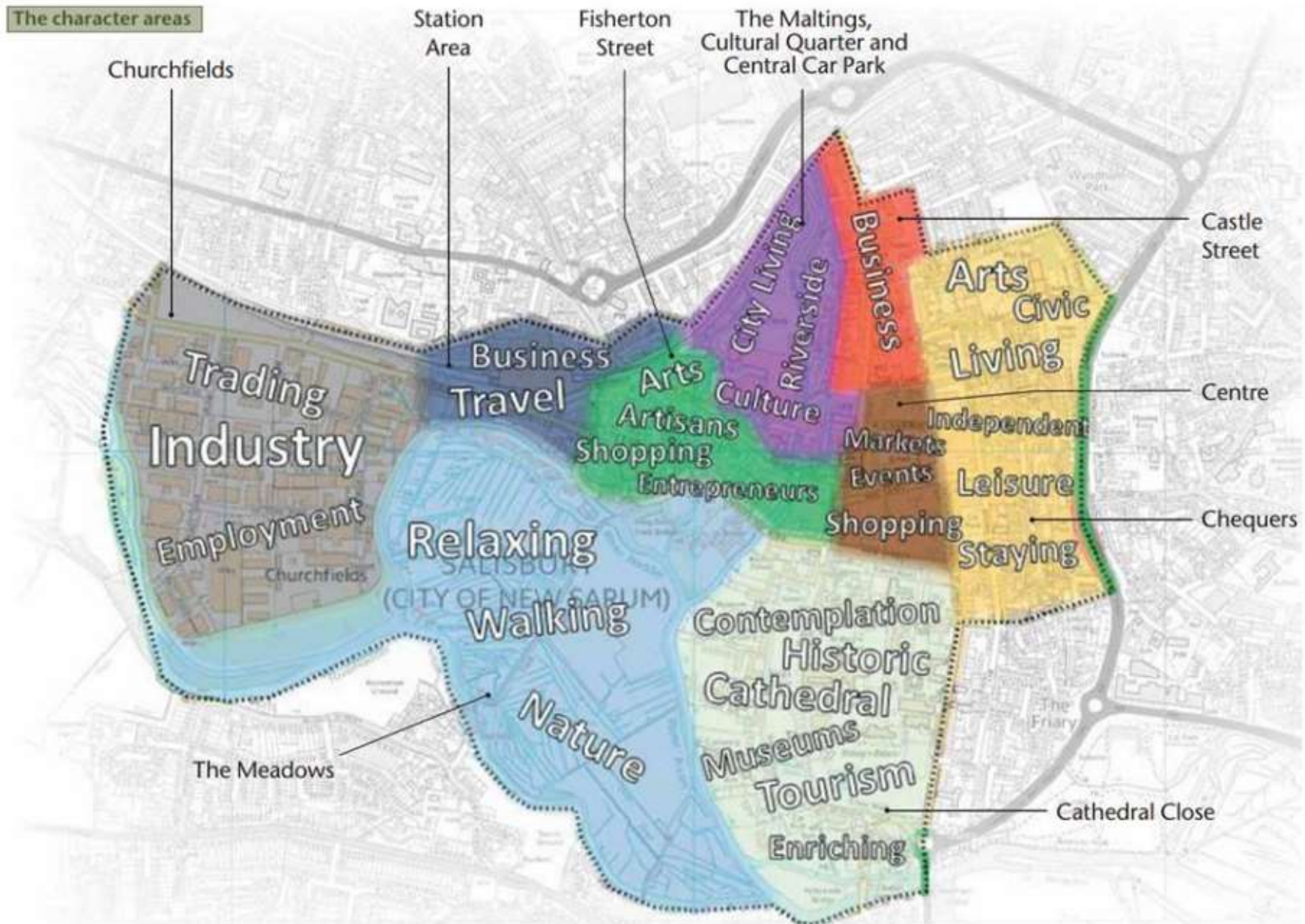
Larger scale extract from site plan



Larger scale extract from site plan



Extract from Central Area Framework



Extract from Central Area Framework

The CAF recommends the following Key Objective for the Churchfields Industrial Estate Character Area: To enhance the Churchfields Industrial Estate area and support a diversification of employment generating uses. This should be sought by:

- promoting the suitable relocation of employment uses, notably high-traffic generators
- improving the quality of place to attract start-ups and a greater variety of employment types
- supporting higher density employment uses, where appropriate
- investigating the relocation of Wiltshire Council's depot.

Text for a condition suggested by the applicant

“The premises shall only be available to members of the Plymouth Brethren Christian Church who are registered to use the facility and there be no trade to visiting members of the wider public”

11) PL/2024/07428 & PL/2024/07589 - Howards House Hotel, Teffont Evias, Salisbury, SP3 5RJ

PL/2024/07428 (FULL): Construct a single storey orangery building to the south elevation of the building to form a dining room. Change of use of land to form car park for customers, involving laying of permeable surfacing to reinforce existing ground surface. (resubmission of PL/2023/07927)

PL/2024/07589 (LBC): Formation of enlarged opening within timber framed partition between existing dining room and lounge at ground floor level within main hotel building. Construct a single storey orangery building to the south elevation of the building to form a dining room. (resubmission of PL/2023/08124)

Recommendation: Refuse

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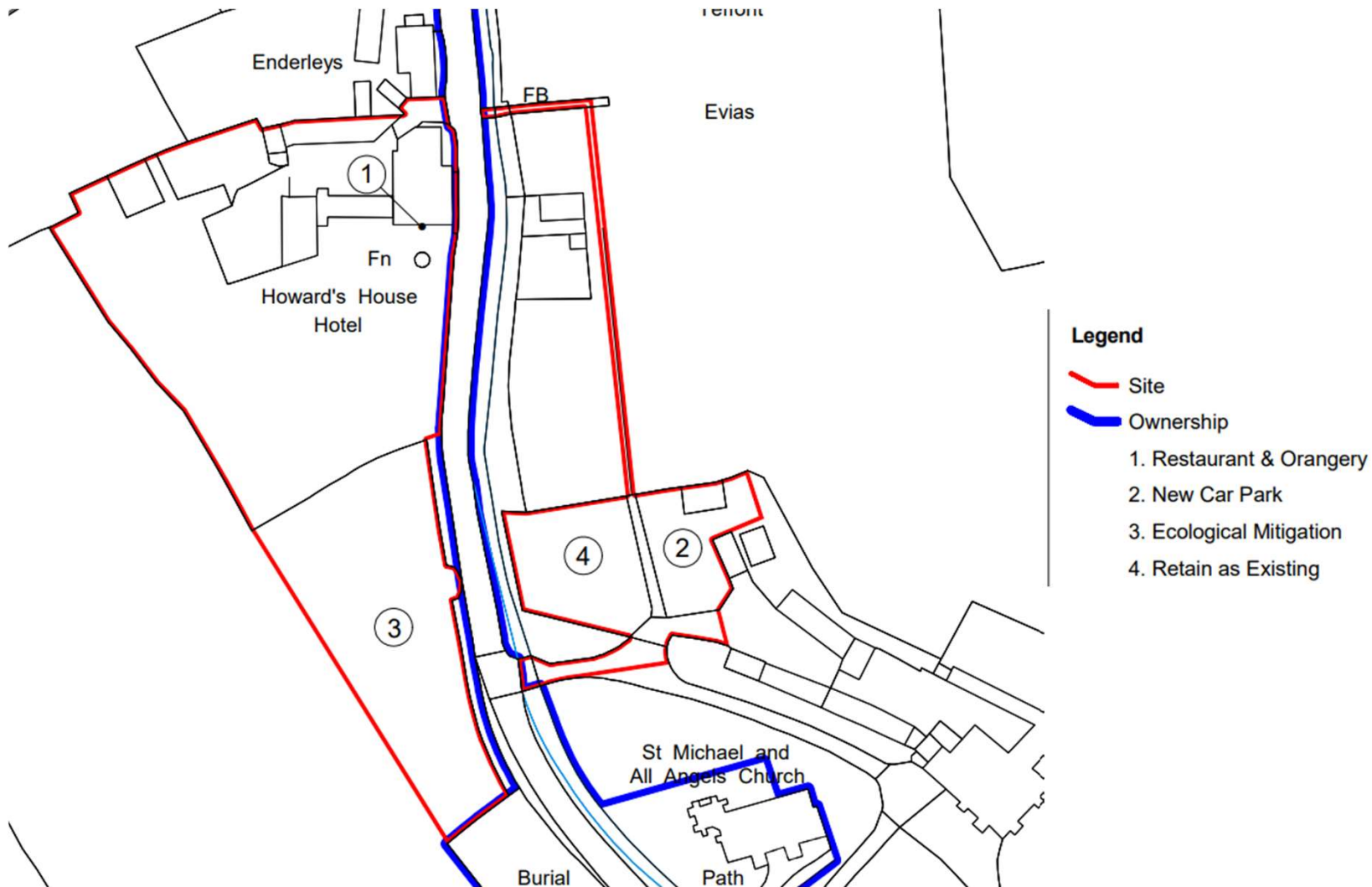


Site Location Plan

Aerial Photography

Layout of site and areas of proposal development

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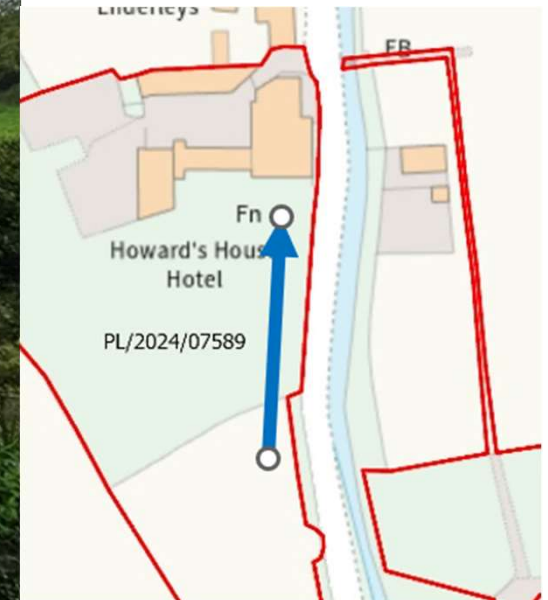
Listed buildings in the Conservation Area

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Rear (south) elevation – taken Sept 2023

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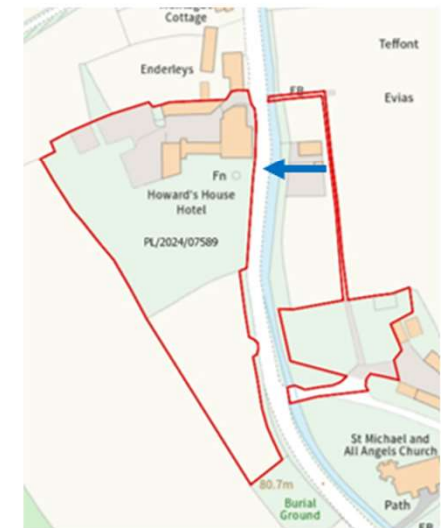
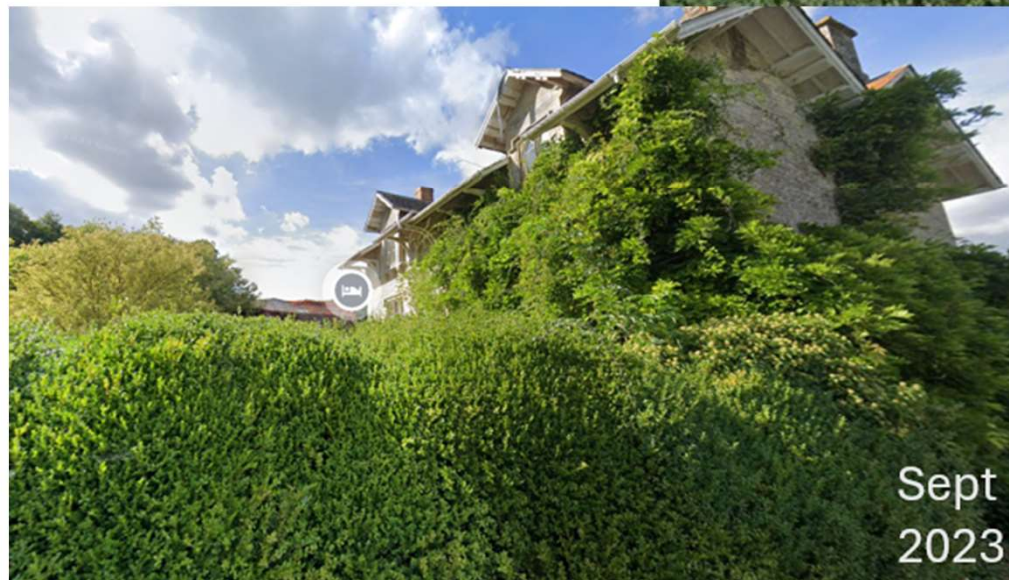
Rear of hotel - taken Sept 2024



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View from roadside



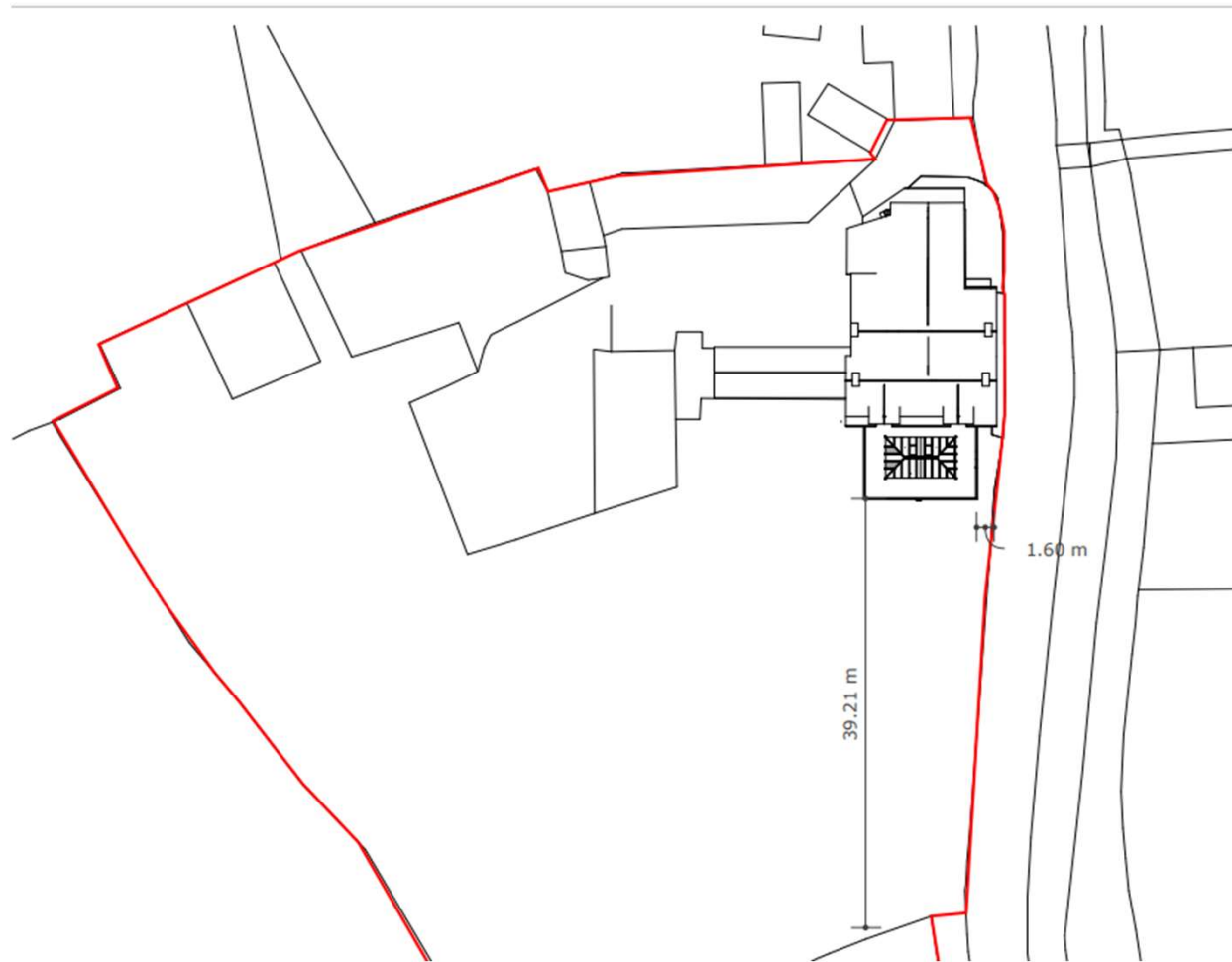
Hotel garden



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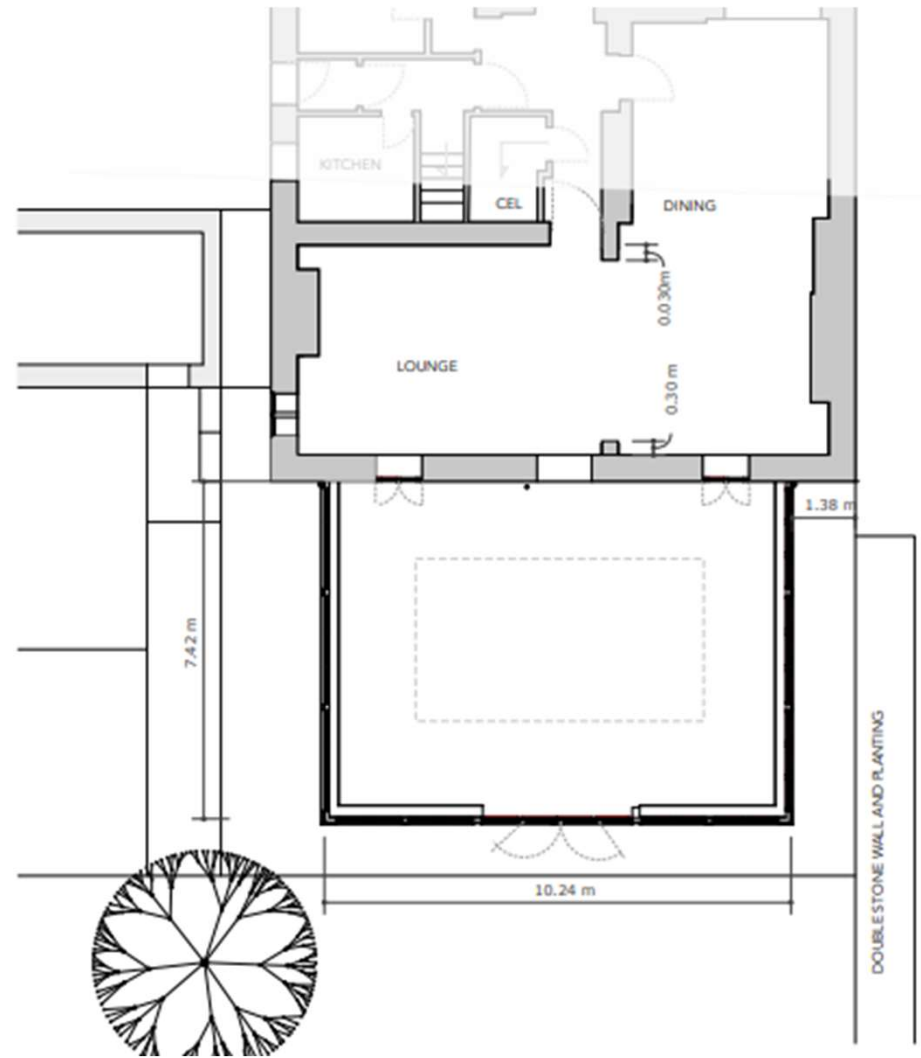
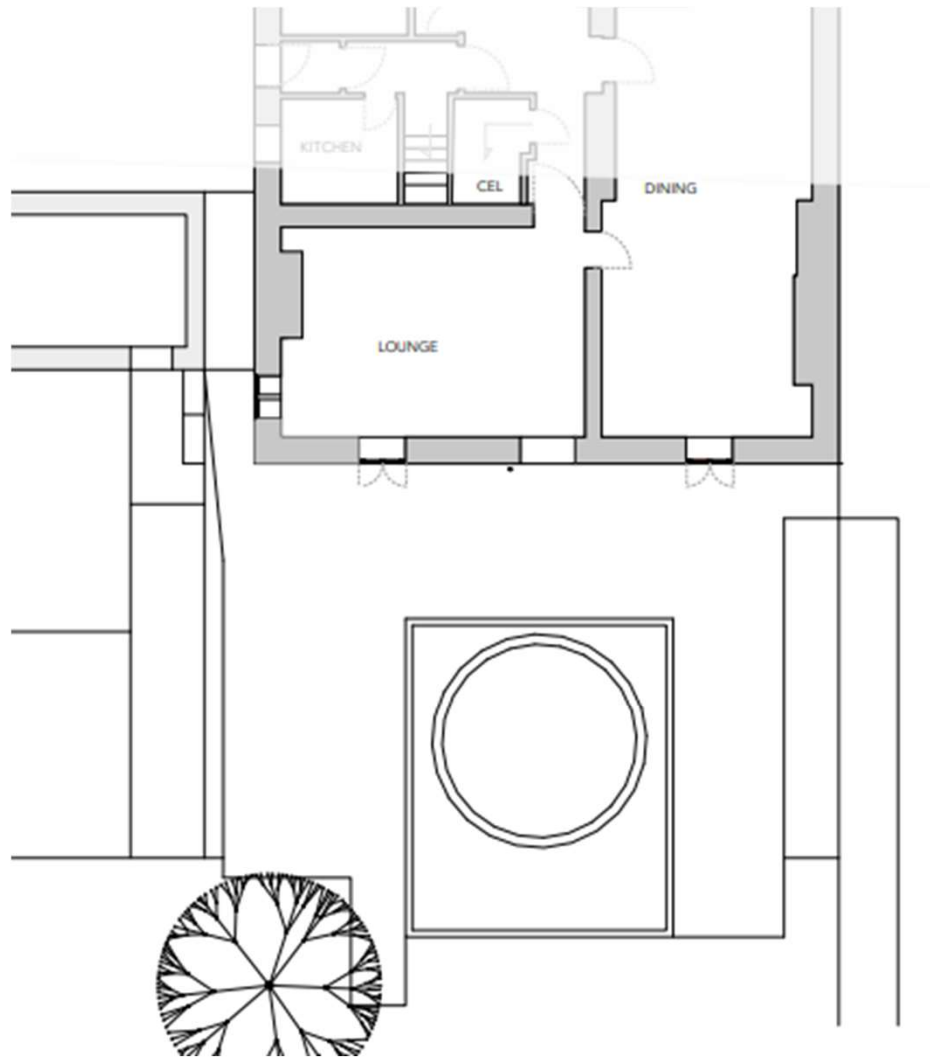


Proposed site plan showing orangery



Floor plans

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Proposed elevations

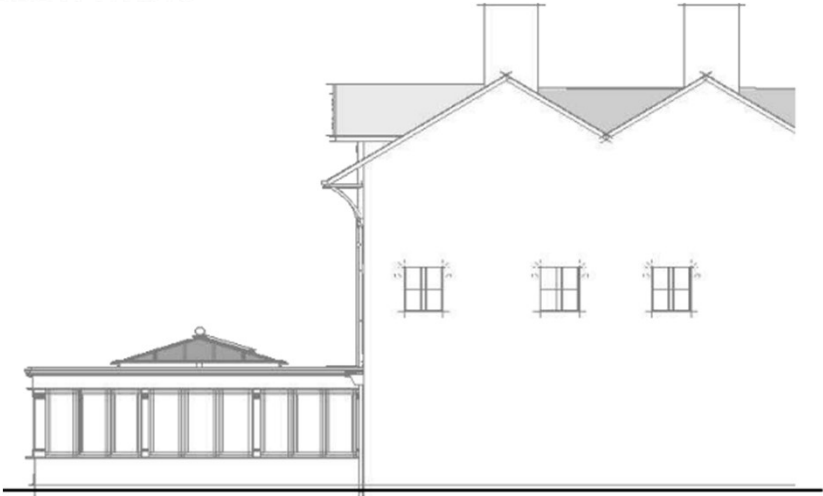
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PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



Entrance to new parking area

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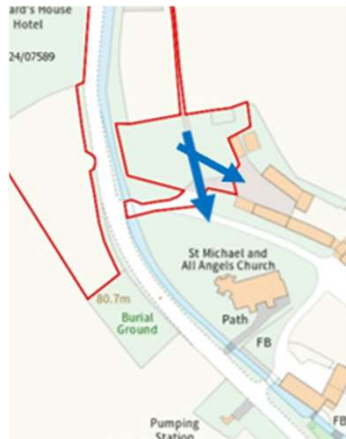
New car park area

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From new car park looking back at Teffont Manor and Church

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Location of path from car park to hotel

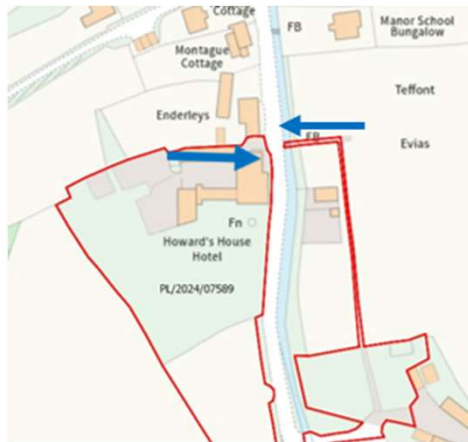


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From new path crossing road to hotel

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View along the road outside the hotel



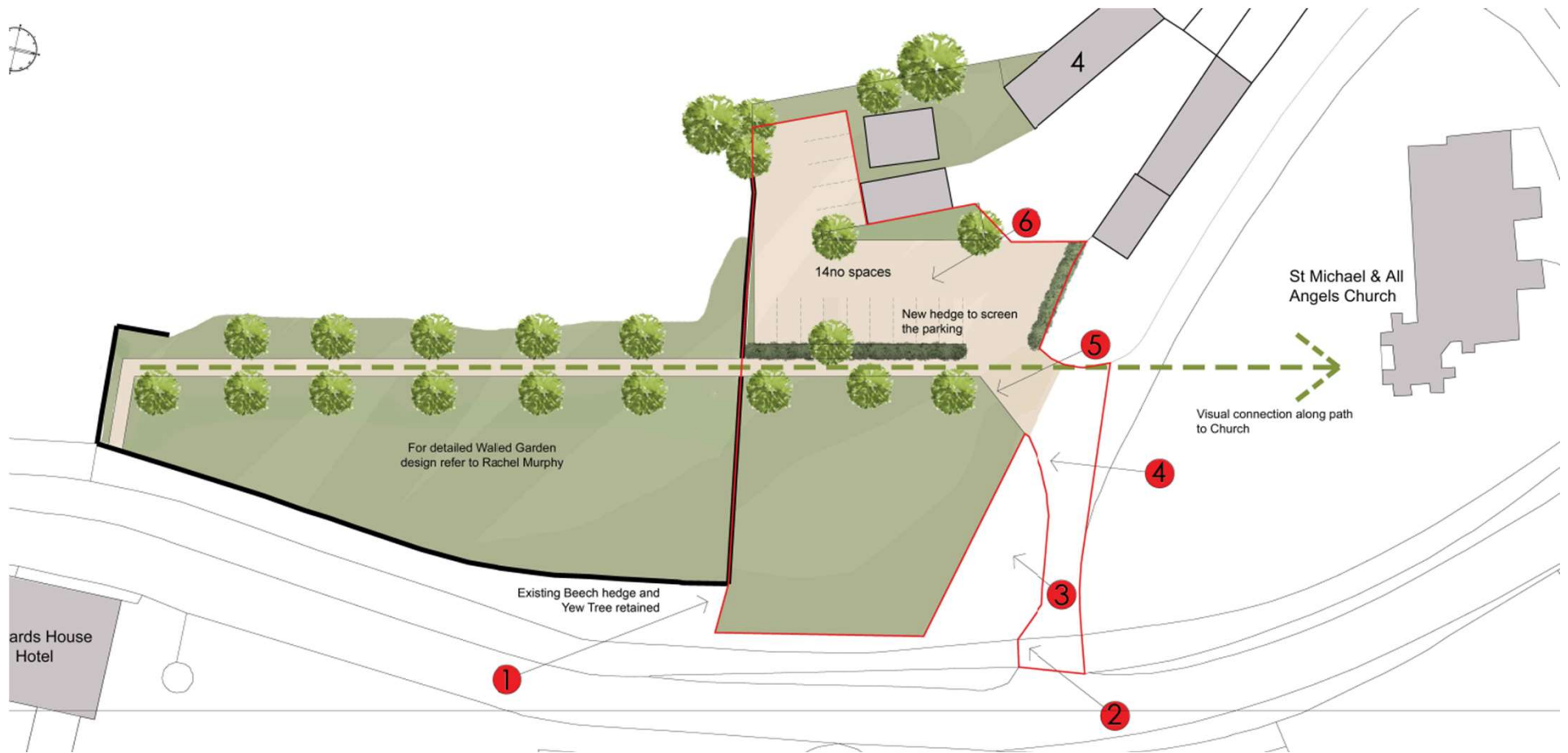
Courtyard to rear with outbuildings and parking

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Car park and foot path site plan

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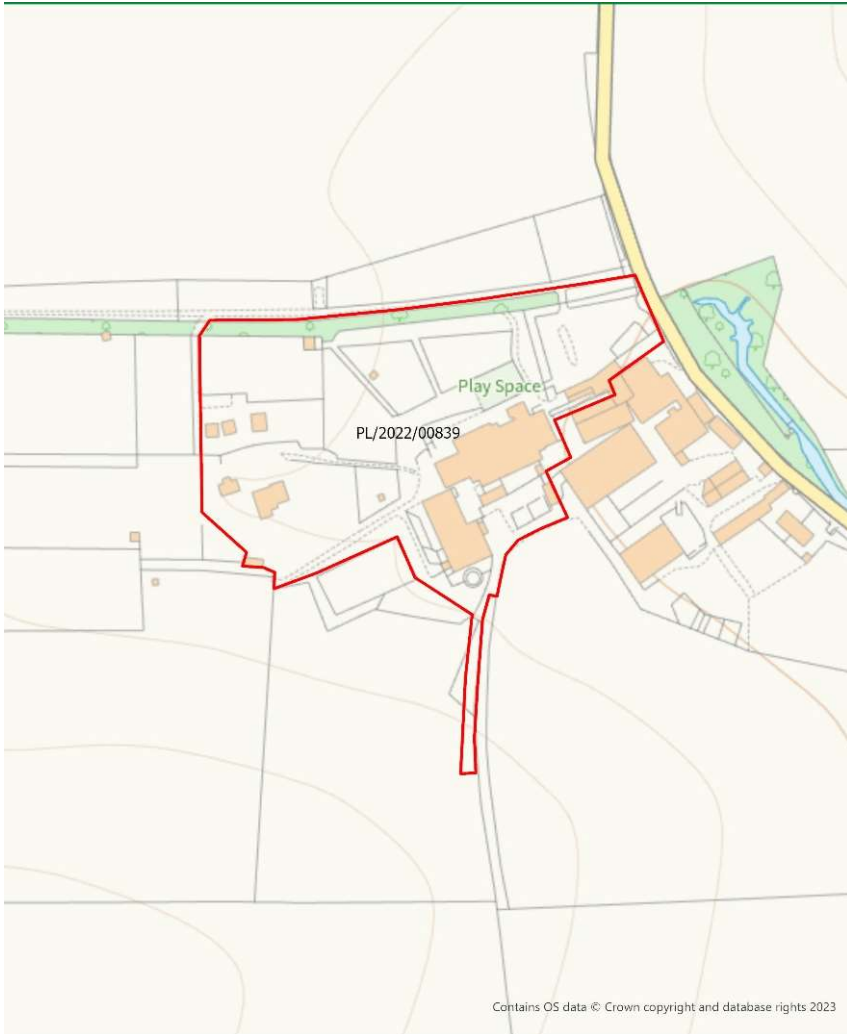
Lighting layout in car park and foot path

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7) PL/2022/00839 - Farmer Giles Farmstead, Teffont, Salisbury, SP3 5QY
Variation of condition 2 (demolition of buildings) on PL/2021/11405
Recommendation: Approve with Conditions

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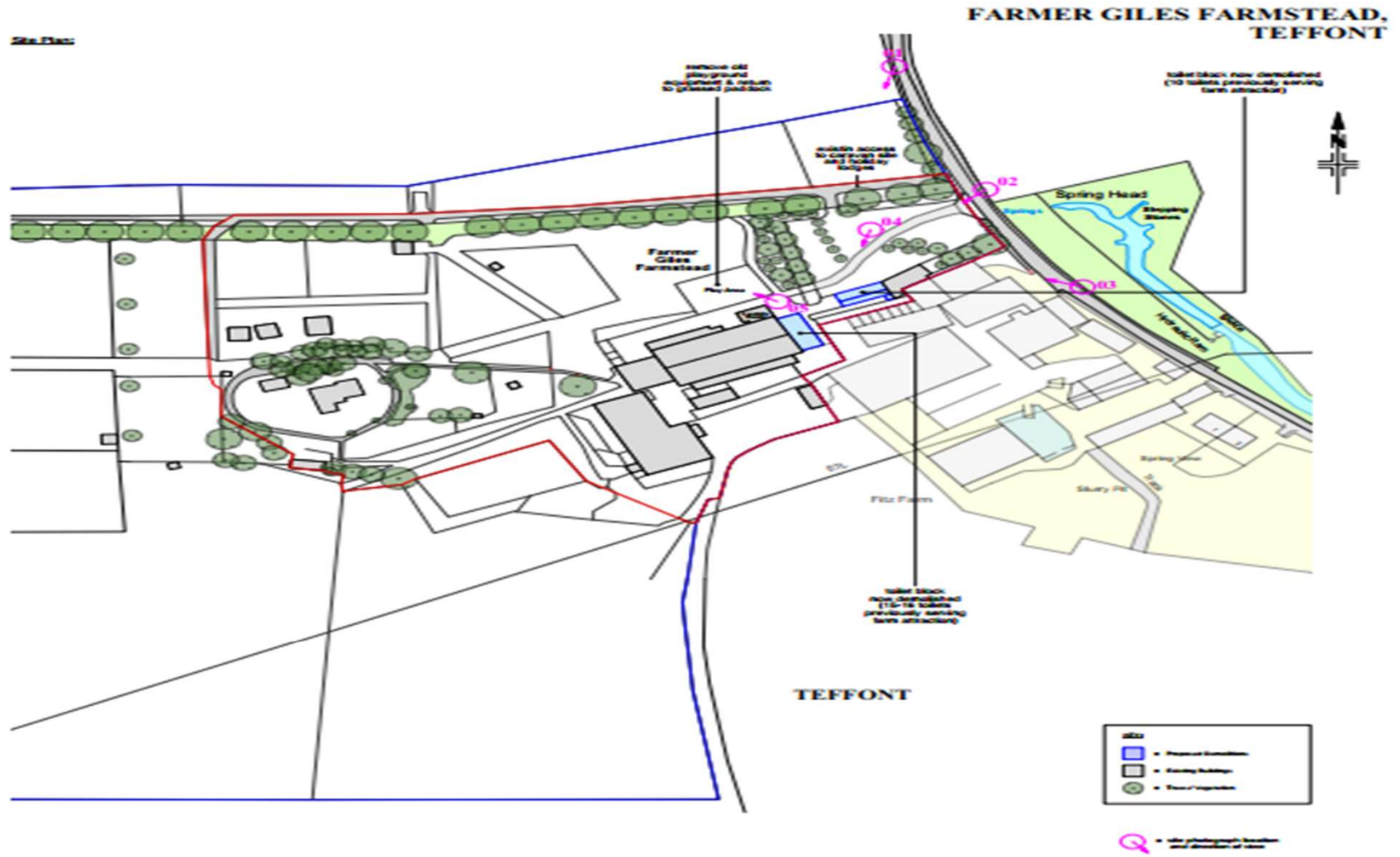
Site Location Plan

Aerial Photography

General site plan



Revised scheme for removal of buildings



THIS INFORMATION IS FOR GUIDANCE PURPOSES ONLY AND IS NOT A CONTRACT DOCUMENT

CLIENT:	Mrs Mary Corrie & Mr Tony Crane	SCALE:	AS SHOWN
ADDR:	Farmer Giles Farmstead, Teffont, Salisbury, Wiltshire, SP9 6QY	DRAWN:	TJGD/ST
DWG:	Site Plan	CHECKED:	
		DWG NO.:	1360420

Existing dwelling on site

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Building before and after demolition

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Play Area before and after removal

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Before and after removal of car park

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Building proposed for retention

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Southern Area Planning Committee

19th December 2024

Agenda Item 7

From: Dan Roycroft

Sent: 16 December 2024 17:07

To: Jones, Becky <Becky.Jones@wiltshire.gov.uk>

Subject: RE: PL/2024/03227 and PL/2024/03228 The Homestead PC questions

Hi Becky,

As you have set out in your report, the land is currently in agricultural use, but this is a smallholding, not a commercial farm entity. The small scale of the building proposed reflects that.

In terms of the need for the building, as set out in our Planning Statement, this is necessary for the ongoing and future maintenance of the holding. Our client currently have no agricultural buildings in order to store all the machinery needed to maintain their land, including but not limited to a small tractor with trailer, a grass topper, strimmer, hedge cutter, tree lopper, log chopper, petrol cans, chain saw, grass seed dispenser, tree posts, tree guards, fence posts, reels of fencing, five bar gates we have and we may need to install at a later date. These all require dry, secure storage.

They plan to have sheep and chickens on the land in future, but this again requires storage space for feed, troughs, fencing. This proposal doesn't just reflect how the land is used at the moment, but their ambitions of how they wish to farm it in future, where a secure, dry building is absolutely necessary.

The small building will simply support the needs of a smallholding in the countryside.

I'll speak at the committee, as will the applicant.

Best

Dan

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Late Correspondence – PL/2022/00839 – Farmer Giles Farmstead, Teffont

Response from National Landscapes (AONB)

From: Burden, Richard

Sent: 11 December 2024 16:38

To: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>; Madge, Adam <Adam.Madge@wiltshire.gov.uk>

Subject: PL/2022/00839 Farmer Giles Farmstead, Teffont, Variation of condition 2 (demolition of buildings) on PL/2021/11405

Hello, and thank you for the invitation to attend Planning Committee on Thursday 19th December in connection with this application.

I will be on leave and there is no other National Landscape [aka AONB] officer available to attend. I would, therefore, be grateful if committee could be made aware of the following comments.

The strengthened s.85[A1] of CRoW Act 2000 by LURA 2023 puts a revised duty on all committees and councillors, when carrying out functions in respect to land affecting a AONB / NL, that they 'must seek to further the purpose of designation..'. That purpose is 'conserving and enhancing natural beauty', and 'must' means the duty is not optional! A detailed explanatory briefing from the National Landscapes Association can be found here [CRoW-s.85-duty-guidance-for-LPAs_NLA-Briefing-Nov-24.pdf](#)

Para 9.2 of the officer report omits that key duty. The situation for members to consider is not only the discretionary judgement whether or not 'the retention of the existing building is sufficiently harmful that had it been originally proposed planning permission would not have been granted' but also how retaining that building, requested by the applicants, would enhance and conserve natural beauty as required by s.85.

The applicants' offer to forgo / revoke any agricultural permitted development rights if the condition is amended is not covered by recommended condition 1; that only covers PDR at the house and not agricultural PDR across the holding.

Proposed condition 3 should refer to complying with the International Dark Sky Reserve criteria and, for avoidance of doubt, the Environmental Lighting Zone for the location is E0. Reference could usefully be made to the AONB / NL Position Statement on Light Pollution and its Good Practice Guides on Good Lighting.

Thank you.

Late Correspondence – PL/2022/00839 – Farmer Giles Farmstead, Teffont

Merry Christmas Richard

Richard Burden BSc DipCons MSc MCMI(rtd) MCIPD FLI PPLI

Chartered Landscape Architect

Principal Landscape & Planning Officer (part-time, Mon-Wed)

Cranborne Chase National Landscape

an Area of Outstanding Natural Beauty