

## AGENDA

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**Meeting:** Southern Area Planning Committee  
**Place:** Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU  
**Date:** Thursday 5 May 2011  
**Time:** 6.00 pm

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Please direct any enquiries on this Agenda to Liam Paul of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01225)718376 or email [liam.paul@wiltshire.gov.uk](mailto:liam.paul@wiltshire.gov.uk)

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

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### Membership:

Cllr Richard Britton	Cllr Mike Hewitt
Cllr Brian Dalton	Cllr George Jeans
Cllr Christopher Devine	Cllr Ian McLennan
Cllr Mary Douglas	Cllr Ian West
Cllr Jose Green	Cllr Fred Westmoreland

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### Substitutes:

Cllr Ernie Clark	Cllr Stephen Petty
Cllr Peter Colmer	Cllr Leo Randall
Cllr Russell Hawker	Cllr Ricky Rogers
Cllr Bill Moss	Cllr Paul Sample
Cllr Christopher Newbury	Cllr John Smale

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# AGENDA

## Part I

Items to be considered when the meeting is open to the public

1. **Apologies for Absence**

2. **Minutes** (*Pages 1 - 6*)

To approve and sign as a correct record the minutes of the meeting held on 14 April 2011(copy herewith).

3. **Declarations of Interest**

To receive any declarations of personal or prejudicial interests or dispensations granted by the Standards Committee.

4. **Chairman's Announcements**

5. **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

### Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register in person no later than 5.50pm on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

### Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in

particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda (acting on behalf of the Director of Resources) no later than 5pm on 26 April 2011. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6. **Planning Appeals** (*Pages 7 - 8*)

To receive details of completed and pending appeals (copy herewith).

7. **Planning Applications** (*Pages 9 - 10*)

To consider and determine planning applications in the attached schedule.

7a **S/2011/0046 - 151-161 and 169 Fisherton Street, Salisbury SP2 7RP**  
(*Pages 11 - 30*)

7b **S/2011/0329 - Landford Manor, Stock Lane, Landford, Salisbury SP5 2EW** (*Pages 31 - 40*)

8. **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

**Part II**

**Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed**

None

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## **SOUTHERN AREA PLANNING COMMITTEE**

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**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 14 APRIL 2011 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.**

**Present:**

Cllr Brian Dalton, Cllr Christopher Devine, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans, Cllr Stephen Petty (Substitute), Cllr Ian West and Cllr Fred Westmoreland (Chairman)

**Also Present:**

Cllr Tony Deane

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45. **Apologies for Absence**

Apologies were received from Councillors Richard Britton and Ian McLennan.

46. **Minutes**

The minutes of the meeting held on 24 March 2011 were presented.

**Resolved:**

**To approve as a correct record and sign the minutes.**

47. **Declarations of Interest**

There were no declarations of interest.

48. **Chairman's Announcements**

The Chairman explained the meeting procedure to the members of the public.

The committee requested that a meeting be arranged with the Area Development Manager at a date to be agreed.

49. **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

50. **Land at the former Wisma Poultry Farm/Stonehenge Campsite, Berwick Road, Berwick St. James, Wiltshire SP3 4TQ**

Public participation:

Mr Tony Allen spoke in objection to the officer's recommendation  
Mrs Susan Grant spoke in objection to the officer's recommendation  
Mr William Grant spoke in objection to the officer's recommendation  
Mr David Douse spoke in support of the officer's recommendation  
Mr Martin Gairdner spoke in support of the officer's recommendation  
Mr Mark Hopkins spoke in support of the officer's recommendation  
Mr Richard Brasher spoke in support of the officer's recommendation on behalf of Berwick St James Parish Council

The Planning Officer introduced the report and drew attention to the late correspondence. He explained that this matter had been discussed at the meeting held on 24 March however, following legal advice, it had been agreed to re-start the process of making the Article 4 Direction.

A debate ensued and it was

**Resolved:**

**That the Southern Area Planning Committee authorises the Head of Legal Services to make a Direction under Article 4 (1) of the Town And Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010), to remove 'permitted development' rights under Part 4 Class B, Part 5 and Part 27 of the 2<sup>nd</sup> Schedule to the Town and Country Planning (General Permitted Development) Order 1995**

51. **Planning Appeals**

The committee received details of the following appeal decisions:

S/2010/0884 - Land at Bishops Drive, Harnham – Delegated - Dismissed

S/2010/1800 - 58 White Road, Mere – Delegated – Dismissed

S/2010/0842 - 15 Poores Road, Durrington Mere – Delegated – Dismissed

And forthcoming appeals as follows:

S/2010/1319 - 19A The Close, Salisbury

S/2010/1233 S/2010/1235 - Old Manor Hospital, Wilton Road, Salisbury

S/2011/0015 - The Hampton Inn, Bishopdown, Salisbury

52. **Planning Applications**

52a **S/2011/0024 - Tokes Farmyard, Tokes Lane, Semley, Shaftesbury, SP7 9BP**

Public participation

Mr Max Sealy spoke in support of the application

Mr Robert McClelland spoke in support of the application

Ms Lone Lacy spoke in objection to the application on behalf of West Tisbury Parish Council

Councillor Tony Deane, local member, spoke in objection to the application

The Planning Officer introduced the application and drew members attention to the conditions which were detailed on the late correspondence. A debate ensued and it was

**Resolved:**

**That the application be GRANTED for the following reasons:**

REASONS FOR APPROVAL

This application related to the extension of an agricultural building and for the erection of a temporary habitable dwelling/structure on Tokes Farm to serve the (at the time of inspection of the LPA's commissioned agricultural appraisal) existing activities on the application site relating to the calving of Heifers. The LPA remains somewhat unclear concerning the justification of need for the temporary dwelling, however the LPA's commissioned Agricultural Appraisal for this application raised no objection concerning the functional need for the temporary dwelling and therefore it is a balanced opinion that the permission to grant a temporary habitable dwelling/structure on Tokes Farm would abide with the aims of Annex A to PPS7 and also the aims of the Adopted and saved Salisbury District Local Plan policy H28.

It is considered that given the balanced views of the acceptability of this application against the assessment criteria within section 12 of the Annex A to PPS7 that the application will therefore outweigh the sustainable highways objectives within PPG13. It is considered that this application would not have a demonstrable harmful affect upon AONB nor to neighbouring amenities and as such it is considered that the application is on balance compliant to the Adopted and saved Salisbury District Local Plan

policies G1, G2, H23, H32, C2, C4, C5, C13, C20 and R2

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.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) The temporary habitable structure / dwelling shall be removed from the site and the land restored to its former condition on or before 11/03/2014 (3 years of the date of this permission).

REASON: Permission has been granted on a temporary basis to establish whether there is a viable functional need for permanent on site residential accommodation on this agricultural holding.

POLICY: H28

(3). The occupation of the temporary habitable structure / dwelling shall be limited to a person solely or mainly working in association with the agricultural development hereby approved at Tokes Farm, or their dependants.

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture or forestry is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

POLICY: PPS7 & H28

(4). No development shall commence until a scheme for the discharge of surface water and foul sewerage from the temporary habitable building hereby permitted shall be submitted to and approved by the Local Planning Authority and shall be carried out as approved.

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

POLICY: G5

(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment)



(No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the temporary habitable structure / dwelling hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

POLICY - H28 & PPS7

(6) The development shall be carried out in complete accordance with the following drawings:

Temporary Dwelling – West Elevation	14/12/2010
Temporary Dwelling – South Elevation	14/12/2010
Temporary Dwelling – North Elevation	14/12/2010

Cattle Building – Existing and Proposed East Elevation	14/12/2010
Cattle Building – Existing and Proposed South Elevation	14/12/2010
Cattle Building – Existing and Proposed West Elevation	14/12/2010
Cattle Building – Existing and Proposed North Elevation	14/12/2010

Block Plan	12/01/2011
Location Plan	12/01/2011

REASON: For the avoidance of doubt.

53. **Urgent Items**

There were no urgent items

(Duration of meeting: 6.00 - 7.35 pm)

The Officer who has produced these minutes is Pam Denton, of Democratic Services, direct line (01225) 718371, e-mail [pam.denton@wiltshire.gov.uk](mailto:pam.denton@wiltshire.gov.uk)

Press enquiries to Communications, direct line (01225) 713114/713115

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## APPEALS

### New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Decision	Overturn	Costs Applied for?
S/2010/1699	Mr S Cole	WR	Delegated			

**WR** Written Representations  
**HH** Fastrack Householder Appeal  
**H** Hearing Local Inquiry  
**ENF** Enforcement Appeal

19<sup>th</sup> April 2011

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# Agenda Item 7

## INDEX OF APPLICATIONS ON 05 MAY 2011

	<b>APPLICATION NO.</b>	<b>SITE LOCATION</b>	<b>DEVELOPMENT</b>	<b>RECOMMENDATION</b>	<b>DIVISION MEMBER</b>
1	S/2011/0046	151-161 AND 169 FISHERTON STREET SALISBURY SP2 7RP	CHANGE OF USE AND REDEVELOPMENT OF EXISTING OLD SCHOOL BUILDING AT NO 169 FROM D1 TO A MIXED USE DEVELOPMENT COMPRISING OF 14 NEW FLATS C3 AND 1 NEW OFFICE B1/A2 AND THE REDEVELOPMENT OF NO 159-161 FROM A1 TO D1 A NEW COMMUNITY CENTRE FOR ST PAULS CHURCH	APPROVE WITH CONDITIONS	CLLE CLEWER
2	S/2011/0329	LANDFORD MANOR STOCK LANE LANDFORD SALISBURY SP5 2EW	RETROSPECTIVE APPLICATION FOR CHANGE OF USE OF SECOND FLOOR TO OFFICES	APPROVE WITH CONDITIONS	CLLR RANDALL

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# Agenda Item 7a

Date of Meeting	05 MAT 2011		
Application Number:	S/2011/0046		
Site Address:	151-161 and 169 Fisherton Street Salisbury SP2 7RP		
Proposal:	Change of use and redevelopment of existing old school building at No 169 from D1 to a mixed use development comprising of 14 new flats C3 and 1 new office B1/A2 and the redevelopment of No 159-161 from A1 to D1 a new Community Centre for St Pauls Church		
Applicant/ Agent:	Favonius & Co		
Parish:	SALISBURY CITY COUNCIL ST PAULS		
Grid Reference:	413750.79 130294.7		
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	Lucy Flindell	Contact Number:	01722 434541
<b>Application Number</b>	S/2011/0046		
<b>Proposed Development</b>	Change of use and redevelopment of existing old school building at No 169 from D1 to a mixed use development comprising of 14 new flats C3 and 1 new office B1/A2 and the redevelopment of No 159-161 from A1 to D1 a new Community Centre for St Pauls Church		
<b>Officer Report</b>			

## Reason for application being considered by committee

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

- Scale of development,
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance
- Environmental/highway impact
- Car parking

## 1. Purpose of Report

To consider the above application and the recommendation of the Case Officer that the applicant be invited to enter an Agreement which provides contributions towards off site open space and educational facilities, following completion of which the Area Development Manager be authorised to GRANT Planning Permission subject to conditions.

## Neighbourhood Responses

5 letters received objecting to the proposal

3 letters received of observation

20 letters received in support

## City Council response

Support subject to the condition that it be considered that the lay-by be made a no exit onto Fisherton Street and a no entry onto the roundabout.

## 2. Main Issues

1. Principle
2. Impact on character of area

3. Impact on amenities
4. Impact on highway safety/parking issues
5. Contamination
6. Protected species
7. Open space/education

### 3. Site Description

The application site is located off St Paul's roundabout and includes Nos 159-161 (currently vacant but formerly an undertakers), and the former school building at No 169 currently in use as a community centre by St Paul's Church since 2003. The buildings are separated by three commercial shops with flats above but meet together at the rear of the shops. The site is located within a Housing Policy Boundary area.

The buildings are outside the Salisbury City Conservation Area but the former school house (No 1 Wilton Road) is a grade II listed building.

The surrounding area is a mix of residential and commercial uses.

### 4. Planning History

Application number	Proposal	Decision
2009/1817	Change of use to Class D1 (Non-residential Institutions) to existing building at no.169 and to the rear portion of no.161 Fisherton Street, refurbishment, repairs and various works including new front entrance ramp and foyer.	19/10/2010

### 5. The Proposal

It is proposed to part demolish/part extend/part convert the former school buildings (currently in use as a community centre by St Paul's Church) into 14 open market flats (including 5 one bedroom, 7 two bedroom and 2 three bedroom units), incorporating an office premises (A2/B1 use class) on part of the ground floor, underground parking for 8 cars, together with a landscaped area for residents, a private garden for one of the units and bin and cycle storage. Vehicular access is proposed via the lay-by accessed from Fisherton Street.

It is also proposed to demolish and redevelop the former undertakers (159-161 Fisherton Street) into a community centre building which the residential element of the scheme will help fund. St Paul's Church has provided a statement of need in support of the application which explains that the proposed community centre will provide a space that serves four purposes: 'a community space with coffee shop; a hireable facility for local community groups; a building in which St Paul's Church's youth and children's programme can be developed; and a conference facility for local and county wide businesses.'

The application is supported with a variety of literature, including:

- Waste Audit for Proposed development at 159-161 & 169 Fisherton Street
- Design, Access & Heritage Statement (including St Paul's Statement of need for the new Youth and Community Centre, Environmental Noise Assessment, Construction Method Statement)
- Sustainability statement
- Bat and bird survey March 2011



## 6. Planning Policy

The following policies are considered relevant to this proposal

G1 - Sustainable development

G2 – General

G9 – Planning obligations

C12 – Protected species

H8 - Housing Policy Boundary

D1 - Design

D2 – Design

CN5 – Development affecting the setting of a listed building

TR11 - Off street car parking

TR14 -Provision of cycle parking

R2 - Recreational open space

E16 –Employment

PPS5 - Planning for the Historic Environment

PPS3 – Housing

PPS1 – Sustainable development

## 7. Consultations

### ***Wiltshire Council Highways***

The scheme is acceptable and addresses all concerns previously raised at pre-application. The proposed installation of a high-spec barrier and traffic light control system removes the chances of vehicles meeting on the access ramp and reduces the likelihood of vehicles waiting on the highway. There is a requirement for the removal of one on-street parking space and an amendment to the Traffic Regulation Order to reposition the parking space to where the access is currently located. All dropped kerbs which formerly served vehicle accesses are no longer in use need to be reinstated. Recommend conditions applied to any permission (to require the existing road markings to be removed and repositioned, to agree details of the entry gate and traffic light signal system, to reinstate the footway).

### ***Wiltshire Council Waste Policy Team***

The information contained within the Waste Audit for Proposed Development is sufficient in terms of the requirements of policy WCS6 of the Waste Core Strategy.

### ***Wiltshire Council Urban Designer – summarised comments received to original plans which have since been amended***

The proposals will help to revitalise this end of Fisherton Street with attractive uses.

Concerns with regards to **original submitted plans** regarding the effect of the proposed frontages on the character and setting of the former school building and adjacent area, summarised:

School building

- The loss of the set back children's entrance court from Fisherton Street will unduly reduce the drama and appreciation of the former school building within the street, a key aspect of this buildings worth as a heritage asset. The proposal should retain the entrance courtyard with its attractive railings and gate into the side wing of the building. Any replacement frontage should retain the solidity, mass and height of the existing wing and should follow the style and materials of the original building to not appear out of place with the old school.
- The appearance of the tall ground floor window should be retained by masking the floor division with a slim opaque panel.

New community centre

- Whilst many of the buildings that make up the street are of questionable architectural merit; collectively the level of variation in building height, pitched roofs, building line and articulation within the masonry facades (small projecting gables and bay windows) establish the scale of the facades and give the street interest and cohesion as a whole. A common characteristic of buildings with greater height present pitched roofs and gable ends of limited depth to their sides.

The proposed community centre will be viewed in the above context. The proposed cultural use justifies a prominent building frontage and welcomes a contemporary design approach to the Fisherton Street frontage, although the scale of the building needs to be reduced from both Fisherton Street and to the rear.

**Comments to amended plans in full:**

The amended drawings respond to my formal comments on this application dated 25<sup>th</sup> February 2011.

My comment in relation to this is as follows:

169 Fisherton Street

I welcome the retention of the existing attractive railings, plinth wall and gate off Fisherton Street and the set back of the new frontage behind which will give more presence to the main gable ended block of the former school building. It is however a pity the new side wing is not placed further back to allow more than a token entrance court with little room to move beyond the gate swing. Even a few feet would help and I question whether it is not possible for example to practically adjust the size of the communal stair landing depth to achieve this.

The form and appearance of the side wing from Fisherton Street is a significant improvement. The pitch roof now shown in place of the previously proposed parapet and mansard roof together with the lower eaves reveals more of the return face of the main block and now retains some presence of the return of the main block from the street. The depth and pitch of the proposed roof also now appears to visually complement the main roof and help provide a more resolved visual connection of the side wing with the main block.

The amended Fisherton Street elevation appears to now suitably maintain the perception of the tall windows by incorporating what I assume are shown as opaque blanking panels between floors as part of the overall window assembly. Please can annotation be added to clarify this. The window fenestration on the corresponding rebuilt rear gable end (SW elevation) should logically match that facing Fisherton Street and not be multipaned as shown.

151-161 Fisherton Street

The amended proposals reduce the bulky appearance and angular form of the proposed building by

- reducing the overall height
- cutting back the roof slope at the rear to a gentler pitch and lower eaves.
- deleting the second floor terrace framing and reducing the roof overhang

This will significantly reduce the visual impact of the building form on Fisherton Street and Egerton Place. On Fisherton Street the central brick piers are now shown continuing to ground floor providing obvious support for the upper floors and the zinc panels now shown to the rear of the terrace are a more suitable replacement for the timber boarding.

I still have reservations about the much larger scale and overall proportion of the windows and transparency of the upper floors to Fisherton Street in comparison to the other buildings in the street and therefore consider these would benefit from some visually apparent subdivision. For example perhaps simply and subtly expressed by a thicker frame upright/ narrow recessed panel (say 200/300mm wide o/a) through the centreline of each large window, i.e. as part of the window framing itself. I consider this would visually define the windows as 5 smaller overall openings with a vertical emphasis more reflective of the proportions of traditional windows in the street.

***Wiltshire Council Conservation Officer – summarised comments received to original plans which have since been amended***

Broadly welcome the proposals to bring a much-needed investment into the area. Welcome the retention of the former school which whilst not listed is clearly a heritage asset, and an overly contemporary scheme for the Community Centre building with a mix of styles and scale making for a dynamic townscape.

Wing extension to school building should be set back to allow a view of some of the historic east elevation of the former school

Large ground floor windows of the school building should remain unaltered following insertion of a floor to avoid unbalancing the elevation.

Question use of and amount of different materials

Support new chimneys to contain flues, the retention of the original gateway to the site, the reinstatement of railings, powder coated aluminium windows (subject to details).

New door to side wing should not appear overly domestic or Georgian in style which is at odds with the

character of the school.

No objections to the proposed rear stepping down development subject to appropriate sympathetic materials and detailing.

**Wessex Water**

The development is located within a sewered area, with foul and surface water sewers. The developer has proposed to dispose of surface water to mains surface water sewer. It will be necessary, if required for the developer to agree points of connection onto our systems, for the satisfactory disposal of foul flows and surface water flows generated by the proposal. With respect to water supply, there are water mains within the vicinity of the proposal.

It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a point of connection onto Wessex systems.

**Wiltshire Council Ecologist**

The application qualifies for a bat survey under the Wiltshire Council Ecological Checklist.

**Wiltshire Council New Housing Team**

The proposed number of residential dwellings falls below the threshold for affordable housing under the current Local Plan and there will therefore be no requirement for affordable housing on this site.

**Wiltshire Council Education Department**

The housing mix on the application requires 3 primary places at £12,257 (total of £36,771) based on the current cost multiplier.

**Wiltshire Fire & Rescue Service**

Letter of comments encouraging the use of residential sprinklers, the need to ensure adequate water supply and access for the purpose of firefighting (with reference to the relevant Building Regulations)

**Police Liaison Officer**

No objections. Due to the location note the necessity to recess the vehicular entry point although appropriate lighting should be used in the undercroft to ensure visibility.

Uniformity of lighting in the underground parking area is more important than levels, reducing shadowed areas which can result in raising the fear of crime.

**Salisbury Design Forum**

Comments to a similar scheme which was presented to the Design Forum in October 2010 (pre-application):

*“A presentation was given by Stuart Pike (Favonius architects), Rob Hibberd (Hibberd Development) and Andrew Robertson of St Paul’s Church.*

*The site is U-shaped with the former Victorian School building (number 169 Fisherton Street) forming one elevation to Fisherton Street and the former funeral director’s forming the other end (161 Fisherton Street). In between these two buildings are a mix of shops with flats above. Adjacent to the former school is the former school house (no. 1 Wilton Road), a grade II listed building. The funeral director’s dates from the 1920s and is currently vacant. The site is outside the Salisbury City Conservation Area and the Wilton Road Conservation Area.*

*The church operates the former school as a community centre and it is reasonably well-used. Consideration has been given to upgrading this building but it was felt that the cost of repairs and works needed to update the building did not justify the potential returns. Consequently, the church would like to demolish the funeral directors and build a modern three-floor community centre. Access to the centre would be directly from the pavement, with a café on the ground floor. To the left-hand side of the door, they are proposing an archway at ground floor level to create vehicular access through to a rear service area and to the basement apartment parking. It is envisaged that this passageway will be gated and may utilize a traffic light system.*

*An overtly contemporary scheme is proposed for this elevation. The architect is proposing large areas of glazing (particularly at ground floor), with a gault brick (to tie in with the almshouses opposite),*

elements of larch boarding and, in order to keep a low profile in elevation, a flat zinc roof. There will also be a balcony at first floor level which, it is envisaged, will emphasise the horizontal plane and draw the eye down. The larch boarding will be used at the second floor level.

In terms of the apartments, the intention at the outset was to demolish the school, however, the church have recognised that it is a 'heritage asset' and also has a significant positive relationship to the listed former school house. The proposal is now to retain the front three-storey gable and to convert this to apartments. The rear and side elements of the existing historic building will be demolished and a diminishing two-storey and single storey pitched roofed extensions (built on the footprint of the demolished extension) built to the rear, with a three storey flat-roofed element to the side. A courtyard garden will be created to the west (between the new single storey element) and the existing sheltered housing scheme.

The architect is proposing to salvage bricks from the demolished extensions to utilise in the new side and rear extensions. The rear elements (single storey and two storey) will have pitched natural slate roofs. The side extension will be stepped back from the original gable elevation with a flat zinc roof and large windows echoing, but not slavishly copying, the openings of the original school elevation.

The scheme also provides for basement car parking within the site and below the residential apartments. This will be accessed via the archway to the side of the community centre. The parking isn't needed in policy terms but the church is aware that pressure on car parking spaces is a local issue and that the provision of car parking will enhance the viability of the apartments.

It is proposed that the church will retain the freehold to the residential apartments but they will be managed day-to-day by a management company.

The forum felt the scheme was very well considered given the difficulties of the site and the client's requirements. In terms of neighbourliness, the panel welcomed the commitment to develop within the existing footprint, the stepping down in height of the new rear extension, the creation of a garden on the western side (improving the outlook of the residents of the sheltered housing) and the demolition of buildings hard up against the rear boundary walls of Egerton Place.

In terms of the handling of the elevations, the architectural consensus seemed to be that the street elevations needed refinement. Whilst not wanting to dissuade the architect from a contemporary approach, some reservations were expressed over the community centre, in the proposed location. Whilst not necessarily opposed to a contemporary design, the panel felt that the architect still needed to make the case, in particular the panel commented on the long horizontal rectilinearity of the elevation, which they felt would be at odds with the neighbouring properties. The panel suggested that a coloured up streetscene might be beneficial in terms of considering the impact of the scheme and the choice of materials. Comments were made about the smallness of the archway which some considered too small in scale for the elevation. The panel were also concerned that the archway would be too small for delivery vehicles serving the community centre. Questions were also raised about the choice of materials, in particular the larch element, which the panel felt would not necessarily fair well in this polluted urban environment. The panel felt that a clear rationale for the choice of materials needed to be submitted with an application.

In relation to the apartments, the panel welcomed the retention of the gable elevation of the historic school building as it felt this had an important historic relationship with the former adjacent school house. It had no objection to the demolition of the other elements but questioned whether it would be possible to re-use the bricks in a convincing and subtle manner – given the quality of the Victorian brickwork. It was suggested that a palette of materials more akin to the contemporary scheme might be an alternative approach. The panel felt that the introduction of car parking created lots of problems and wondered whether it was ultimately viable. The panel welcomed the creation of the garden, and also the suggestion that this could potentially be shared with the sheltered housing residents, although there were reservations about how this could be achieved whilst ensuring a secure private space."

### **Environmental Health**

Site is inappropriate for the use of brick crushers and/or screeners on site which can have a very large impact in terms of noise and dust on people living and working nearby. Any significant processing of

demolition materials should take place in a more appropriate location.

The acoustic report submitted with the application confirms that the site is subjected to significant levels of noise, although these are not so significant that appropriate control measures cannot be incorporated into the development.

There is a conflict between adjacent room uses on the first and second floors with respect to flats 8, 9, 12 and 13 and internal layout should be reconsidered.

The community centre is in close proximity to and higher than a number of hot food takeaways/restaurants in the area and the meeting rooms may be affected by the discharge of fumes/vapours/odours from existing extraction systems serving the takeaways/restaurants. Suggest more odour sensitive meeting rooms are placed at the front rather than back of the centre.

Design and access statement mentions "function rooms" in the community centre adjacent to residential uses and if this use includes loud activities the centre will need to be acoustically insulated.

Recommend conditions (acoustic insulation and ventilation of flats facing onto the roundabout; acoustic insulation of the car park and associated ventilation equipment; acoustic insulation of the community centre; use of community centre permitted between 08:00 and 00:00; for the whole of the development no construction work to take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 weekdays and 08:00 to 13:00 on Saturdays).

## 8. Publicity

The application was advertised by site notice/press notice/neighbour notification – Expiry date for amended plans 12<sup>th</sup> April 2011

20 letters of Support have been received. Summary of key points raised:

- Additional conference facilities are extremely necessary bringing additional funds to the local economy
- Purpose built youth and community centre including coffee shop and internet facilities will support the local community and businesses offering facilities and more activities to residents (especially the more vulnerable residents) within the area and friendly/safe/neutral informal meeting place.
- Will improve/upgrade and enhance the area visually
- Potential to host local charity events and youth outreach initiatives and voluntary community services
- Accessibility of site.
- Fully in keeping with the Government's Big Society projects
- Will encourage further investment in area
- Current facilities are uninviting

3 letters of Observation have been received. Summary of key points raised:

- Concern that church car park will be used increasing levels of traffic on St Paul's Road
- Unclear over what times the youth centre will be operating
- Church should consult local residents in advance of planning applications.
- Pleased that street parking issues addressed by provision for underground car parking
- Suggest conversion of existing building rather than part demolition/new build.
- No 1 Wilton Road is Grade II listed and work practices will have to be taken into consideration also reference to legal right of way over school passage to rear of No 1 Wilton Road
- Proposals do not reflect the townscape into which they are sited with too many materials and architectural devices. Three storey blocks need to be stepped back further to limit the impact of scale. Different materials don't relate to context. Architectural elements (including balconies) makes it hard to determine which element is old and which is new and in danger of becoming a pastiche of existing. Suggest elevation treatment reviewed with limited material palette.

5 letters of Objection have been received. Summary of key points raised:

- Egerton Place is currently private, peaceful and naturally well lit with low level of obtrusive noise. Design of community centre will disturb quality of life causing loss of light due to height of building, visually conspicuous, rear elevation of community centre will dominate skyline.
- Engine noise and exhaust fumes from cars using car park/ramp
- New entrance onto Fisherton Street will funnel car/street noise and pollution to Egerton Place

- Number of car parking spaces required by potential residents (28) far exceeds that which Zone D can support and only 8 provided.
- Number of flats should be reduced to match the number of car parking spaces.
- No parking allocated for community centre in area where parking already saturated, exacerbating heavy traffic/lack of parking problem
- Loss of light entering living and kitchen areas to rear of No 7 Egerton Place from flat 1
- Community centre will block lighting of passageway to Egerton Place
- Height and contemporary design of community building will dominate area and not in keeping with area of buildings surrounding
- Concerns that adjacent foundations/party walls are not compromised.
- Concern about asbestos/commercial undertakers fridges/ground contamination from vehicle servicing area/embalming chemicals in 159-161
- Odour and noise from kitchens to rear of community centre
- Windows to rear of community centre should be non opening and opaque to ensure privacy of residents protected and assurance no further openings. Rear elevation should be brick to match adjacent dwellings.
- Where are solar panels and venting for kitchens?
- Overlooking from higher meeting room to Egerton Place.
- Roof to rear courtyard of 161 should be reinstated (removed in 2009 when funeral directors was sold) to avoid traffic noise impacting on Egerton Place.
- Lighting in rear courtyard to be kept below the partition garden wall
- Bin store to have roof to contain odour
- If approved, restrictive conditions should be added as included in previous approval in order to maintain quality of life

**2 letters of objection to amended plans received at time of writing report. Summary of key points raised:-**

- Amended plans have taken some of concerns into consideration but the community centre building is still too high with unbroken line of building and will reduce light to Egerton Place.
- Sketch plan of site from Windsor Road to back of community centre maybe inaccurate.
- Frontage of community centre should match the buildings either side
- Flat 1 on one plan is within current footprint, in another extends to kitchen wall of 9 Egerton Place
- Loss of natural light to rear yard and kitchen from flat 1 to the rear to No 9 and 7 Egerton Place If permitted, partition wall from community centre to No 9 Egerton Place should be rebuilt in Fisherton buff bricks to bring area together and all boundary walls should be built first to minimise impact to neighbours from construction.
- Overdevelopment of the site

## **9. Planning Considerations**

### **9.1 Principle**

The proposed development lies within the Housing Policy Boundary of Salisbury, as defined on the Adopted Salisbury District Local Plan proposals map, and therefore residential development is acceptable in principle as set out in policy H8, provided that it is in accordance with other plan policies. It is also covered by policy E16, given the commercial use of the former undertakers. Policy E16 states that on existing employment land, the 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 are where the land or premises are no longer viable for an employment generating use and/or where a non-employment use would bring improvements to the local environment.

Policy D2 of the Local Plan states that the design of the proposal should respect the character of the area, with particular regard to building lines, scale and height and plot widths and Policy D1 of the local plan which covers more extensive development requires development to be compatible in terms of its layout, and form with the historic pattern of development within the area.

PPS1 states that good design should contribute positively to making places better for people and that design, which is inappropriate to its context or fails to take the opportunities available for improving the character and quality of an area should not be accepted:

‘Although it is national policy to encourage the more efficient use of land and achieve higher densities on previously developed land, it should not be at the expense of an area’s character and fail to reflect the objectives of PPS1’

PPS3 seeks to direct new housing development towards sustainable locations and to provide quality housing that positively contributes to the local environment and needs of communities.

There is no policy requirement for a community centre in this city location. However, St Paul’s Church has included a Statement of Need which advises that research undertaken by St Paul’s Church has revealed key characteristics of the parish: old age, loneliness, single parenting and mental health issues and that it is very much part of the St Paul’s Church vision and purpose to offer care for the vulnerable people in the community. The statement also advises that there is insufficient space within the existing church centre to accommodate the 280 children and young people registered at the church and St Paul’s has regular requests from local community groups and charities for rooms which can be hired for activities.

Policy G1 of the local plan also supports the principles of sustainable development through seeking to achieve a sustainable pattern of development, which reduces the need to travel by private car, and encourages increased use of public transport, cycling and walking, promote the vitality and viability of local communities and to also make effective use of land in urban areas, particularly on previously developed sites.

This application includes a ground floor office unit, which will provide employment opportunities in accordance with policy E16.

The reuse of brown-field previously developed land in sustainable location for residential and mixed use development is also the primary thrust of government guidance with PPS3. A mixed residential/community and office scheme on this site is therefore acceptable in principle.

Planning consent was also granted under S/2009/1817 to refurbish the school buildings and part of the undertakers into a community centre, although this has been abandoned due to project costs with limited accommodation provided which would also be costly to run and maintain.

## **9.2 Impact on character of area**

The main concerns that have been raised to the application relate to the effect of the proposed frontages on the character and setting of the former school building, street scene and living conditions of adjacent properties.

### *School building*

Whilst the former school building is not listed, it is a prominent historic building within the street scene and is considered to be a heritage asset (a valued component of the historic environment) under PPS5 (Planning for the Historic Environment) and the set back entrance court from Fisherton Street to the former school building is considered to contribute significantly to the value of the former school building as a heritage asset. The cultural importance of the former school building to the community is reflected by its relative prominence within the street frontage which is expressed by its form, set back entrance court and external detailing making it a particularly distinguished and attractive building in this setting.

The adjacent No 1 Wilton Road is a grade II listed property and as such the impact to the significance of the adjacent listed building from the re-development on this site will also need to be considered.

The proposal retains the front three storey gable of the former school building and approximately ½ of this building back into the site. The rest will be rebuilt following the construction of the underground car park. Alternatives to retain the former school building in its entirety have been considered but would require even more extensive excavation works to create the basement car park and support the structure

above which would affect the viability of the scheme. In any event; the valued part of the building as a heritage asset is considered to be the main three storey gable fronting St Pauls roundabout.

In order to retain a setback relationship and maintain the dominance of the main school building, the amended plans have set back the side wing extension and retained the entrance gates and railings; the scale of the extension has also been reduced to a two storey building with accommodation within the roofspace. The number of materials/finishes has also been reduced to avoid competing with the original school building.

The fenestration has also been revised retaining the tall windows to the main school building and thereby the scale and stature of the building by masking the floor division between the ground and first floor with an opaque panel as suggested by the councils urban designer and conservation officer.

The original gateway between No 1 Wilton Road and the main school building is to be retained, and since the amended plans are now considered to retain the dominance of the main school building, it is not considered that the development will have an adverse impact to the setting of the adjacent listed building.

#### *Community centre*

The proposal is for a contemporary design. The surrounding area offers an eclectic mix of architectural styles and built form, ranging from modern two storey buildings, to older, more traditionally styled three storey town houses. St Paul's Church itself has been extended with a modern fan shaped single storey extension.

Following objections to the proposed community centre by reason of its height and impact to the area and adjoining properties; the applicant was invited to amend the scheme and amended plans have been received. Whilst the proposed use is considered to justify a prominent building frontage, the amended plans have reduced the scale of the building so that it is now comparable to adjacent buildings within the street scene and it is now considered that the scale of the community building is in proportion within the context of the neighbouring street frontages.

The plans have also revised the rear elevation with a reduction in the eaves lines to the current eaves line of the existing two storey element of the original building, the bulk of the flanking walls and the pitch and ridge height have been reduced with a simpler roofscape more akin to the existing roofslopes in the area.

A previous scheme that was presented to the Design Forum in October 2010 received the following comment (in relation to the Fisherton Street elevation):

'In particular the panel commented on the long horizontal rectilinearity of the elevation, which they felt would be at odds with the neighbouring properties'.

The design has subsequently been revised so that the central brick piers have been extended down to the ground to create a physical connection and give vertical emphasis to the building in keeping with the surrounding buildings.

The materials used for the community centre have also been simplified omitting the timber cladding and stone and flint panels.

The scheme whilst a contemporary designed building, is considered sympathetic to the character of the surrounding area in terms of its architectural details and overall bulk, massing and height, and would, if handled and constructed properly, represent an imposing and attractive building. Subject to conditions on details and materials, it is considered that the resultant scheme is acceptable.

With the exception of queries over the fenestration design to both the community centre and the wing extension to the school, the council's urban designer has advised that the amended drawings respond to the previous concerns raised.

#### **9.3 Impact on amenities**

There are two parts to the assessment of this scheme. Firstly, the likely impacts on occupiers of the new flats, and secondly, the likely impacts on adjacent amenities surrounding the site.



*a) Amenities of future occupiers of the proposed flats*

The site is located adjacent to a very busy and noisy road system. The Environmental Health Officer has considered the submitted noise pollution assessment submitted by the applicant and has raised no objections to the scheme subject to conditions, including the need to agree the details concerning the acoustic insulation and ventilation of the flats facing onto the roundabout and acoustic insulation of the car park and associated ventilation equipment.

The creation of an area of shared and private open space within the site is considered a bonus in terms of residential amenities, given the city location.

The environmental health department have advised that there are conflicts in adjacent rooms uses on the first and second floors with respect to flats 8,9,12 and 13 (bedrooms above/below kitchens/living rooms) and recommend that the layout is revised, which is not feasible for the applicants to achieve but can be overcome by requiring an additional condition for acoustic insulation between flats where there is a conflict in adjacent room uses on the first and second floors.

The environmental health department haven't raised any issues with regards the size of the actual residential units, or any impacts regards the proximity of residential units to other existing commercial units surrounding the site.

Subject to conditions, it is considered that a refusal of permission based on the possible adverse impacts of the development, in terms of either its noisy/polluted location or in terms of overdevelopment of the site due to too many residential units, would be difficult to substantiate without the backing of the Environmental Health Officer.

*b) Amenities of adjacent neighbours*

Policy G2 of the local plan expects development to avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers.

Objections have been raised with regards to overlooking from the rear elevation of the community centre building. The existing building to be demolished includes a first floor and 2<sup>nd</sup> floor dormer window visible from the gardens of Egerton Place properties. The proposed building does include rear windows, although these can be conditioned to be obscured glazed and non-openable (with details to be agreed). The environmental health department advised that the meeting rooms in the Community Centre may be affected by the discharge of fumes/vapours/odours from the nearby extraction systems from existing hot food takeaways/restaurants to which the applicant has confirmed that 'with regard to the potential for the top floor meeting room being affected by the smells from the neighbouring takeaways we can resolve this issue by ensuring that the windows are non openable for means of ventilation and that a mechanical background vent system serves this space with air intakes situated away from the neighbouring takeaways'.

The amended plans reduce the bulk of the community centre building (especially the rear elevation reducing the overbearing impact to the properties in Egerton Place).

The environmental health department have also raised concern from potential noise nuisance from the function rooms to the first floor rooms in the adjoining buildings and that the party walls will need to be acoustically insulated (they have recommended this could be a condition) and that the hours of use should be controlled to take place only between the hours of 08:00 and 00:00 (midnight). Whilst the proposal seeks to provide a hireable facility for local community groups, the statement of need advises that 'while there is no intention that the building will simply be made available for members of the public to hire as a party venue, it is planned that some charities will have a space that they can hire to run life skills courses and activities'...and the 'rooms will also be available for community groups to meet for therapy sessions, art and crafts etc.'

In light of the adjoining residential uses to the community centre; it is considered reasonable to add the conditions recommended by the environmental health officer.

The proposed residential scheme involves demolition and rebuilding of the rear sections although the overall bulk and footprint of the development is comparable to the existing buildings. The rear section of the school buildings are overlooked by three storey flats in Spring Court and the outlook will change from these properties to a ground and first floor flat (units 2 and 3) and courtyard gardens. The existing hall building has large full height windows on the west elevation which the flats currently look down into. The proposed flats include 2 bedroom and 1 bathroom window on each floor on the west elevation. On balance, whilst these windows are relatively close to the flats in Spring Court; it is considered that as these are bedroom/bathroom windows rather than living areas (these have windows on the east elevation overlooking the internal courtyard/car park entrance); residential amenity will not be significantly affected to warrant refusal.

No 7 Egerton Place in particular has raised concern that the rear flat (1) will be rebuilt in a different footprint and cause overshadowing to the kitchen. Whilst this section of the building will be rebuilt and will be in use as a residential dwelling with private garden, it will be on the same footprint according to the proposed plans and whilst rooflights are proposed in the roofslope, these are at a high level above head height and overall it is not considered that this will have a significant impact on No 7 Egerton Place.

Overall, whilst it is accepted that the amenities of adjacent residents may well be affected by the redevelopment of this open site, in terms of its likely impacts on adjacent amenities, it is considered that the proposal reaches the right balance between built form and protection of amenities, given the modest nature of the site.

#### **9.4 Impact on highway safety/parking issues**

In terms of highway impact and traffic generation, the residential element of the scheme contains 8 on-site parking spaces.

The Statement of Need advises that it is intended that the St Pauls Community Centre would use the existing parking in St Pauls Church (60 spaces) with pedestrian access via the underpasses on St Pauls roundabout. For larger functions and conferences, the statement advises they 'have successfully directed delegates to use the Salisbury Park and Ride buses some of which stop in Fisherton Street between the church and the proposed youth and community centre.'

It is noted that objections have been received from third parties regards the lack of parking, and the likely impact on existing congestion problems in this area.

The City Council has recommended that the lay-by be made a no exit onto Fisherton Street and a no-entry onto the roundabout'. The layby is only accessible from Fisherton Street, and there are existing 'no entry' signs from the roundabout into the layby. The highways department have raised no objections to the parking arrangements.

An office use is proposed on part of the ground floor of the development. It is considered by officers that given the rather mixed nature of this area, where there are a number of other commercial properties, and its close proximity to the city centre, the introduction of an office use of a relatively small scale would be unlikely to have any significant effect on current levels of traffic using the area around the site, particularly if the use of the office unit is restricted so that more traffic generating uses such as retail shops are not permitted.

Secondly, whilst 14 flats are proposed and only 8 spaces are provided on site; this site is located in a highly accessible and sustainable location close to services and facilities. Given the severe restriction on on-street parking around the site and the general area, it is therefore hoped that this development would be likely to attract occupiers without vehicles and also encourage others to use more sustainable means of transport other than the private car.

Given the close proximity of the site to the city centre, in officer's opinion, this is a site where the level of available parking should be significantly reduced to encourage sustainable transport uses, and is not contrary to Local Plan parking provision policy TR11, which simply states maximum parking standards. It is generally accepted that sites close to the centre of the city where a range of sustainable transport options can be found, where residents can choose not to own/possess a car, can provide a reduced level

of parking provision. The Highways Department has raised no objections to the scheme or the level of parking, subject to conditions.

The possible obstruction of the public highway is a matter for the highways authority/police to enforce. Although as of March 2008, Part 6 of the Traffic Management Act 2004 became effective in Wiltshire and the new traffic regulations enable traffic officers of the Council to enforce any unauthorised parking of vehicles across dropped access points (under the Civil Enforcement of Parking Contraventions [Guidelines on Levels of Charges] [England] Order 2007).

The site is located within Zone D resident only parking zone. Resident only zones require that a permit be displayed at all times when parking on street within the zone. Normally if you live in a resident parking zone, you will be eligible to apply for permits for the corresponding residents parking zone.

Salisbury District Council agreed at the City Area Committee Planning Meeting on the 21<sup>st</sup> February 2008 that within Zones B, D and E, the issuing of such permits would exacerbate the existing on street parking problems in the area, and an informative is to be added to any planning consent as follows:

#### Residents Parking Zones and Permits

*The applicant/owner is advised that the occupants of the new properties hereby granted planning permission may not be entitled to parking permits under the residents parking scheme operating in this area, including additional units resulting from the conversion of properties to flats. You are advised to contact Parking Services 01722 434326 should you require any further information regarding the issuing of residents parking permits by the Council.*

Given that the Highways Officer raises no objection and a level of car parking is provided on site, it is not considered that the Local Planning Authority could reasonably refuse the application on highway related grounds.

#### **9.5 Contamination/party walls**

Building 159-161 was previously used as an undertakers including space to house the funeral directors vehicles and workshops. The environmental health officer has not raised contamination as an issue to the application.

The rear former school buildings abut the boundaries with properties in Egerton Place and concern has been raised that the rebuilding of these sections and the excavations to create the underground car park will cause impact to the walls/foundations. This is covered by the Party Wall Act and Building Regulations.

#### **9.6 Protected species**

A bat and bird survey report has been submitted which confirms that no evidence of bats was recorded throughout the buildings during internal and external building inspections. Whilst remains of bird nesting material were found in the loft space no signs of recent occupation were found and no other protected species were found.

The report suggests prior checks of the building immediately before construction work begins and that all work should proceed with care which can be added as an informative.

#### **9.7 Open space, Education**

Two areas of communal open space are provided on site for use by residents and a private garden to unit 1. This is considered to be sufficient given the central location of the site.

The R2 contribution for the development using current R2 figures is £17,161.20.

Wiltshire Council Education is seeking a contribution towards education for 3 primary school places at £12,257 each, totalling £36,771.

The applicant contacted the education team at pre-application stage and was originally advised that the development would generate a need for an additional 3 primary and 2 secondary school places, totalling £73,709. However, the team are aware that various S106 requests can affect the affordability of a scheme and that compromises have to be negotiated and in this case as the development was to help

fund the new community centre with resultant community benefit they were willing to reduce the requirement by the value of the secondary places contribution.

## 10. Conclusion

1. The site is in a highly sustainable location within easy reach of a shops and services and alternative modes of transport to the private car. In principle, the redevelopment of this site for residential, community and office use is considered acceptable.
2. The amended plans are considered to retain the dominance of the main school building and reduce the bulk of the community centre building (especially the rear elevation reducing the overbearing impact to the properties in Egerton Place) and the overall development scheme avoids any significant loss of privacy or overshadowing of adjacent neighbours.

## Recommendation

**SUBJECT TO A S106 LEGAL AGREEMENT/UNILATERAL UNDERTAKING BEING ENTERED INTO WHICH PROVIDES CONTRIBUTIONS TOWARDS OFF SITE OPEN SPACE AND EDUCATIONAL FACILITIES, it is recommended that planning permission is GRANTED for the following reasons:**

The proposed development would not cause any significant demonstrable harm to interests of acknowledged importance, in this case, the impact on the character of the area, amenities, highway safety/parking, contamination, protected species and open space/education requirements. The proposal is considered to be in accordance with the aims and objectives of the following saved policies in the Salisbury Local Plan namely:

G1 - Sustainable development  
G2 – General  
G9 – Planning obligations  
C12 – Protected species  
H8 - Housing Policy Boundary  
D1 - Design  
D2 – Design  
CN5 – Development affecting the setting of a listed building  
TR11 - Off street car parking  
TR14 -Provision of cycle parking  
R2 - Recreational open space  
E16 –Employment

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.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) No development shall commence until details of the entry gate and traffic light signal system, including the locations of the installations, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the gates and traffic light signal system has been installed in accordance with the approved details and shall be serviced and maintained at all times thereafter.

Reason: To ensure that vehicles do not meet on the access ramp and prevent the need for vehicles to reverse onto the highway.

Policy: G2 (General)

(3) No development shall commence until details of the reinstatement of the footway to remove existing vehicle crossings, in accordance with Wiltshire Council footway specification, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the footway has been reinstated in accordance with the approved details.

Reason: In the interests of amenity and public safety.

Policy: G2 (general)

(4) No development shall commence until full large scale drawings and details (1:10 scale) of all architectural features including door and window surrounds, window heads/sills, windows, doors and rainwater goods have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

Policy: G2 (General), D2 (Design)

(5) No development shall commence until a schedule of external facing materials of the roof and walls (including, bricks and mortar colour) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

Policy: G2 (General), D2 (Design)

(6) No development shall commence on site until a sample wall panel for the side extension to the former school building, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

Reason: In the interests of visual amenity and the character and appearance of the area.

Policy: G2 (General), D2 (Design)

(7) No development shall commence until a noise pollution attenuation scheme for flats 6, 9, 10, 13 and 14 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the glazing specification to the flats, full details of the acoustic insulation and air ventilation systems. The flats shall not be occupied until the approved scheme has been completed in accordance with the approved details.

Reason: In the interests of the amenities of the occupiers of the proposed flats facing onto St Pauls roundabout.

Policy: G2 (General)

(8) No development shall commence until full details of the acoustic insulation between flats 8, 9, 12 and 13 have been submitted to and approved in writing by the local planning authority. The flats shall not be occupied until the development has been completed in accordance with the approved details.

Reason: In the interests of the amenities of the occupiers of the proposed flats due to the arrangement of living accommodation within flats 8, 9, 12 and 13 where there is a conflict in adjacent room uses on the first and second floors.

Policy: G2 (General)

(9) No development shall commence until full details of the acoustic insulation between the community centre and adjoining Nos 157 and 163 Fisherton Street have been submitted to and approved in writing by the local planning authority. The community centre shall not be used until the development has been completed in accordance with the approved details.

Reason: In the interests of the amenities of the occupiers of adjacent residential units.

Policy: G2 (General)

(10) No development shall commence until a scheme for protecting the proposed residential units against noise from the underground car park and any associated extraction or ventilation equipment has been submitted to and approved by the Local Planning Authority.

The flats shall not be occupied until the approved scheme has been completed in accordance with the approved details.

Reason: In the interests of the amenities of the occupiers of the proposed flats.

Policy: G2 (General)

(11) No development shall be commenced until details of the obscure glazing and means of restrictive opening/non-opening windows to the 2nd floor meeting room, stairwell and first floor kitchen in the community centre building have been submitted to and approved in writing by the local planning authority. The community centre shall not be used until the development has been completed in

accordance with the approved details and shall be maintained as such for perpetuity. Reason: In the interest of neighbouring amenity.

Policy: G2 (General)

(12) No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. This condition shall not apply to the internal fitting out of the development.

Reason: In the interests of the amenities of the occupiers of adjacent residential units.

Policy: G2 (General)

(13) The use of the commercial premises on the ground floor of the development shall be solely limited to uses within Classes B1a) Offices or A2 of the (Town and Country Planning) Use Classes Order 1995 as amended in 2005 (or any Order revoking or altering that Order).

Reason: In the interests of the amenity of the area and highway safety, to allow the Local Planning Authority to consider any future proposals for a change of use having regard to the circumstances of the case.

Policy: G2 (General)

(14) The community centre hereby permitted shall only be in use between the hours of 08:00am and 00:00 midnight.

Reason: In the interests of the amenities of the occupants of the nearby residential properties.

Policy: G1 & G2 (General Development Criteria)

(15) This development shall be in accordance with the following drawings:

733-20-11A Location Plan

733-20-14 Section F-F & Bin Store Elevations

733-20-01A Ground floor and basement plans

733-20-02A First Floor Plan

733-20-03A Second Floor Plan and Third Floor Plan

733-20-04A Roof Plans

733-20-05A North East and South West Street Elevation

733-20-06A West, East & South Elevations of flats

733-20-08A Sections B-B, C-C, D-D and E-E flats

733-20-10A Site plan

733-20-12A Block plan

733-20-17 Section G-G

733-20-07A North West, South East, south West elevations, & Section A-A Youth and Community Centre

Reason: For the avoidance of doubt and in the interests of proper planning.

**INFORMATIVE:- Traffic Regulation Order**

A traffic regulation order will be required prior to the construction of the new vehicular access and existing road markings and repositioned to ensure that the on-street parking spaces are correctly indicated. It will be necessary for the applicant to request that the necessary changes to the traffic regulations order are undertaken by Wiltshire Council, including the necessary changes to road markings. The total cost of the order and works will be in the order of £4,000 and the applicant shall deposit the sum with the Council at the appropriate time in order to ensure the order and works are implemented to meet the programme of works. It will not be permitted that the new access is constructed until the order is made and the full cost of the order and works have been paid in advance.

**INFORMATIVE: Wiltshire Fire & Rescue**

The applicant should be made aware of the letter received from Wiltshire Fire and Rescue Service regarding advice on fire safety measures. This letter can be found on the file, which can be viewed on the council's website against the relevant application record.

**INFORMATIVE: Condition 7**

In order to comply with condition 7, the ventilation system should be sufficient to allow a proper degree of ventilation, including during the warmer months of the year, and should allow the occupants to control the degree of ventilation to their needs and comfort. The applicant should also demonstrate that the

equipment itself will not generate an excessive level of internal noise.

**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.

**INFORMATIVE:- Wildlife and Countryside Act**

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds or roosting bats. You should note that the work hereby granted consent does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that the demolition would disturb any protected species. For further advice, please contact the district ecologist at Wiltshire Council.

Immediately prior to construction checks should be made for the presence of nesting birds and roosting bats.

Construction should proceed with care and removal of roof tiles should be by hand.

Bats are a Wiltshire BAP priority and consideration should be given to incorporating the provision of roosting opportunities in the form of bat boxes or bat bricks into the development scheme.

**INFORMATIVE: Environmental Health**

The site is inappropriate for the use of brick crushers and/or screeners on site which can have a very large impact in terms of noise and dust on people living and working nearby. Any significant processing of demolition materials should take place in a more appropriate location.

**INFORMATIVE:- Residents Parking Zones and Permits**

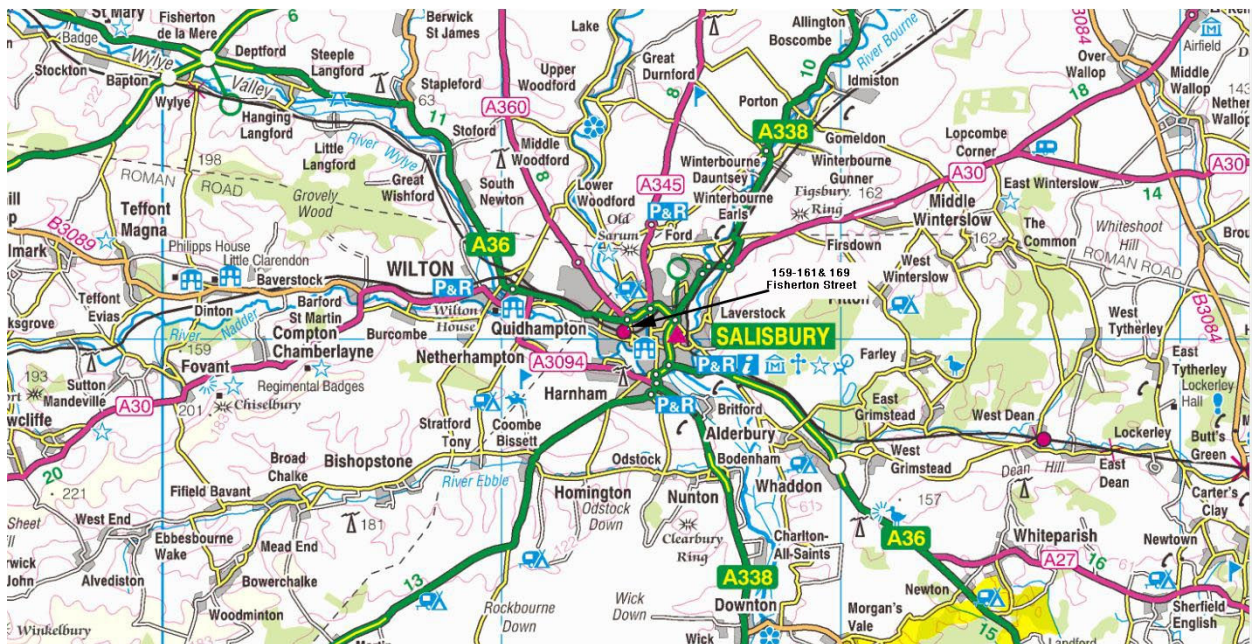
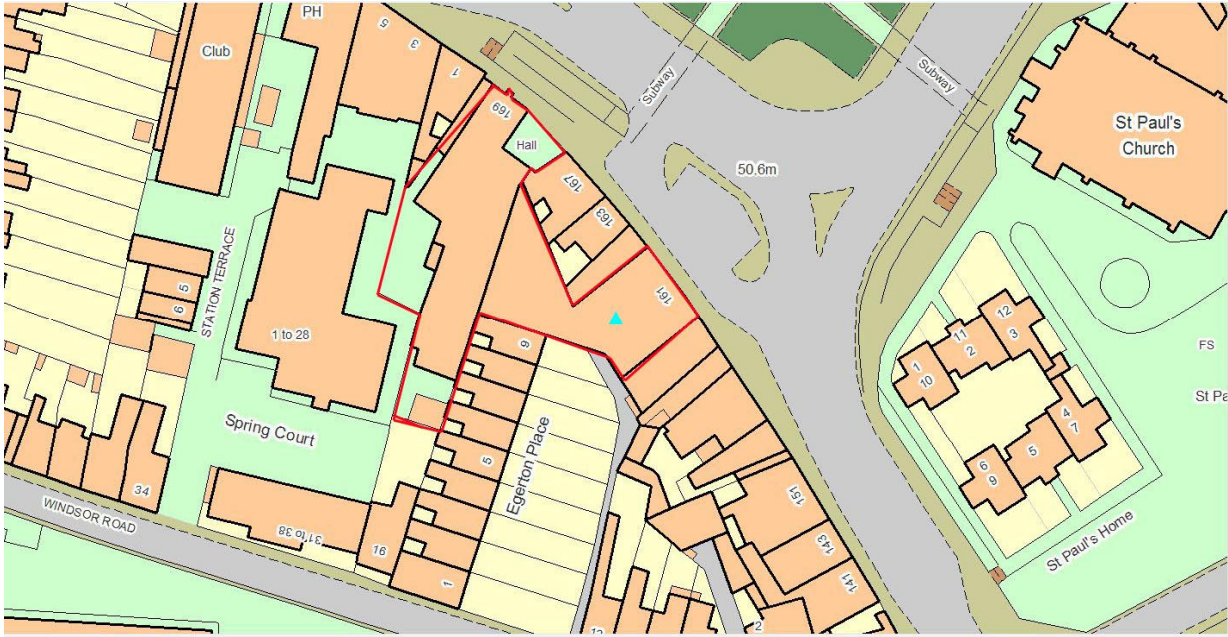
The applicant/owner is advised that the occupants of the new properties hereby granted planning permission may not be entitled to parking permits under the residents parking scheme operating in this area, including additional units resulting from the conversion of properties to flats. You are advised to contact Parking Services 01722 434326 should you require any further information regarding the issuing of residents parking permits by the City Council.

<b>Appendices:</b>	None
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<b>Background Documents Used in the Preparation of this Report:</b>	733-20-11A Location Plan 733-20-09 Plan and Elevations as Existing 733-20-14 Section F-F & Bin Store Elevations 733-20-01A Ground floor and basement plans 733-20-02A First Floor Plan 733-20-03A Second Floor Plan and Third Floor Plan 733-20-04A Roof Plans 733-20-05A North East and South West Street Elevation 733-20-06A West, East & South Elevations of flats 733-20-08A Sections B-B, C-C, D-D and E-E flats 733-20-10A Site plan 733-20-12A Block plan 733-20-17 Section G-G 733-20-07A North West, South East, south West elevations, & Section A-A Youth and Community Centre Fisherton Street Sketch – Favonius & Co Egerton Place Sketch – Favonius & Co Bat and bird survey of 159-161 and 169 Fisherton Street, March 2011 Waste Audit for Proposed development at 159-161 & 169 Fisherton Street Design, Access & Heritage Statement (including St Paul's Statement of need for the new Youth and Community Centre, Environmental Noise Assessment, Construction Method Statement) Sustainability statement
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	<p>Superseded plans: 733-20-01 Ground floor and basement plans 733-20-02 First floor plan 733-20-03 Second floor plan and third floor plan 733-20-04 Roof plans 733-20-05 North East &amp; South West Street Elevation 733-20-06 West, East &amp; South elevations of flats 733-20-07 North West, South East, South West elevations &amp; Section A-A Youth &amp; Community Centre 733-20-08 Sections B-B, C-C, D-D and E-E flats 733-20-10 Site plan 733-20-12 Block plan Photomontages</p>
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# Agenda Item 7b

Date of Meeting	05 MAY 2011		
Application Number:	S/2011/0329		
Site Address:	Landford Manor Stock Lane Landford Salisbury SP5 2EW		
Proposal:	Retrospective application for change of use of second floor to offices		
Applicant/ Agent:	Mr R Hewson		
Parish:	LANDFORD/REDL/LANDFORD		
Grid Reference:	426180.733	120140.556	
Type of Application:	FULL		
Conservation Area:		LB Grade:	II*
Case Officer:	Mrs J Wallace	Contact Number:	01722 434687

**Application Number S/2011/0329**

**Proposed Development      Retrospective application for change of use of second floor to offices**

**Officer Report**

**Reason for the application being considered by Committee**

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

- Scale of development
- Environmental/highway impact
- Local interest

**1 Purpose of Report**

To consider the above application and to recommend that planning permission be GRANTED subject to conditions

**Neighbourhood Responses**

- 5 letters received objecting to the proposal
- 9 letters of support received

**Parish Council response**

Object to the application for the reasons set out on page 3 of the report

**2. Main Issues**

The main issues to consider are :

- Policy Considerations
- Impact upon listed building
- Impact upon amenities
- Impact upon highway safety

**3. Site Description**

Landford Manor House is listed grade II\*. It is a large detached house with an imposing main block and a south wing. The building which has been recently restored and sub-divided into 3 residential units is on a prominent site and is visible from the A36 to the south and also from within the New Forest National Park. The site is accessed from the A36 trunk road, via Stock Lane, and through gates. Unit 1

is the main part of the Manor House and is fronted by a large hard surfaced area.

#### 4. Planning History

375	Conversion of stable buildings into living accomm.	A	2.11.50	
440	Conversion of Landford Manor into tenements	A	22.2.51	
523	Change of use of Landford Manor from flats to school	A	9.8.51	
1869	Use of house for residential purposes & erection of single storey building to house 15 persons engaged in experimental & production work relating to naval instruments	A	20.12.56	
1978	Erection of one storey building to house 15 persons engaged in experimental work	A	23.5.57	
3444	Extension of existing permission to use the factory for experimental & production work	R	27.4.61	
4104	CoU from experimental work to drawing & photometric work chiefly in connection with aerial survey for Local Authorities & other public bodies	A	27.9.62	
98/548	Erection of 6 detached dwellings	R	22.12.98	
99/1966	Restoration and conversion of Manor House into four dwellings, restoration and conversion of brewery outbuilding into one dwelling, construction of four new dwellings	AC	20.08.02	
99/1967LB	Conversion and change of use of Manor into four dwellings, conversion of former brewery outbuilding into one dwelling, construction of 4 new dwellings on adjoining land (former chicken farm)	AC	08.01.01	
04/737	Restoration and conversion of manor house into 3 apartments, restoration and conversion of brewery outbuilding into one dwelling, construction of four dwellings on adjacent land	AC	05.08.05	
04/738LB	Conversion and change of use of manor into 3 apartments, conversion of former brewery outbuilding into 1 dwelling	AC	30.11.04	
07/1479	Erection of five detached houses as enabling development including as enabling development including assess of stock lane	REF	16/10/07	
07/2578	Erection of five detached houses as enabling development with access off stock lane.	AC	20/08/08	
10/0205	Erection of Triple Garage and Store at 2 Landford Manor	AC		
10/0206LB	Erection of Triple Garage and Store at 2 Landford Manor	AC		
10/0209	Erection of triple garage/store at 1 Landford Manor	REF	12/04/10	
			Appeal dismissed 3/09/10	
10/0829	Basement garage for unit 3	AC	18/11/10	
10/0830LB	Basement garage for unit 3	AC	18/11/10	
11/0423	Raise land levels in communal garden		not yet determined	

#### 5. The Proposal

Retrospective consent is sought for the use of the 2<sup>nd</sup> floor of unit 1 of Landford Manor as offices for a temporary period for ICUK Ltd.

## 6. Planning Policy

The following Local Plan policies are considered relevant to this proposal

G1 and G2	Aims and criteria for development
CN4 and CN5	Setting of Listed Building
D2	Design Criteria
C6	Special Landscape Area
E17	Employment
HA1	Development in the New Forest Heritage Area
PPS4	Planning for sustainable economic growth
PPS5	Historic Environment

## 7. Consultations

### **Parish Council**

Refusal recommended.

Concern regarding the limited and confusing information available (e.g. application for change of use but no change in residential or non-residential floor space) Surprised that as a grade II\* listed building, English Heritage had not been consulted. Concerns regarding fire safety as offices are on 2<sup>nd</sup> floor and there is only one exit via a narrow staircase.

### **English Heritage**

Only require to be consulted if material alteration to fabric or setting of Listed Building involved.

### **Highways**

No objections

### **Highways Agency**

Not yet received

### **New Forest National Park**

Not yet received

### **Conservation**

Subject to no unauthorised physical changes to the fabric as a consequence of the change of use; no objections

### **Building Control**

No application for building regulations approval has been received

### **Fire safety officer**

As ICUK Ltd were actively seeking a move from these premises to a more suitable location, provided a fire risk assessment was undertaken, the means of escape were monitored more effectively and a robust method of fire detection and warning was installed, agreed that the use was suitable for a short space of time. If ICUK decide to stay, more robust methods of fire precautions will be required as the fire precautions are less than ideal and will require further upgrading works to bring them up to an acceptable standard.

### **Fire and rescue**

Comments regarding need for adequate access to sufficient water supplies for fire fighting and provision of domestic sprinklers

## 8. Publicity

The application was advertised by site notice/press notice /neighbour notification with an expiry date of 14 April 2011

**Nine letters of support have been received.**

**Summary of key points raised**

Top floor is used in evenings and weekends for domestic purposes  
Office use is not disruptive to remainder of property  
Using the space in the roof, encourages maintenance of a large listed building  
Plenty of space to park, does not create traffic congestion  
Not an excessive level of traffic using Stock Lane  
No effect on neighbours  
Should support small businesses, UK economy needs small start up firms, impossible to get loans from the banks  
Government encourages people to work from home  
Should support modern working practices not use archaic out-dated legislation  
Many successful companies started working from home and all small companies should be given time to develop  
It is a small company providing a useful service for local business community  
Providing jobs  
Council should promote employment in rural areas

**Five letters of objection/comment has been received**

**Summary of key points raised**

Inadequate notification to neighbours.  
English Heritage should have been consulted.  
Enabling development was permitted in order to fund conversion to residential  
Landford Manor should be used for residential purposes only  
Landford Manor became dilapidated due to use as offices in the past; sets an unfortunate precedent.  
Application is retrospective; offices have been in existence for a number of years.  
Concerns due to change in character of area from wholly domestic.  
Concerns regarding effect on neighbours.  
Loss of privacy, due to unauthorised alterations to listed building.  
Concerns regarding potential fire risk  
Detrimental to value of attached property  
Concerns regarding parking.  
Concerns regarding increase in traffic using Stock Lane

**9. Planning Considerations**

**9.1 Policy considerations.**

The application site is located in the open countryside within the Special Landscape Area and the New Forest Heritage Area, adjacent to the New Forest National Park. The building which has recently been converted into three residential units is listed Grade II\*. This application relates to the top floor (the roof space) of unit1, within Landford Manor House.

The business which is web based, is run by the applicant's son, who lives locally. The applicant's wife is a director of the Company and the business employs up to 12 people on a part-time basis. Planning permission is not necessarily required to work from home. The key test is whether the overall character of the dwelling has changed as a result of the business. In very general terms, if the property remains primarily a private residence, there is no marked rise in traffic or people calling and the business does not disturb neighbours at unreasonable hours or create other forms of nuisance such as noise or smells, then permission is not normally required. However, this can be a matter of fact and degree and in this case, whilst the property is still clearly mainly a private residence, the number of people employed and the number of cars visiting the premises has resulted in this retrospective application.

The business is not in strict terminology 'working from home' as neither the Mr B Hewson nor his employees are working from their own homes, but clearly, the building is still primarily a private

residence; which is in the ownership of a close relation and would be unsuitable for use as offices by a company without close/familial links with the occupier of the remainder of the house. This is because the access to the 2<sup>nd</sup> floor is via the central staircase which serves the private dwelling. The office space is also used at weekends and evenings by the owner of the property for private business purposes and by other members of the family in connection with their domestic/residential occupation of the building.

An objective of the Local Plan is to encourage a diverse and healthy economy however, as the location of the building is technically in the open countryside, outside of any village, and in the New Forest Heritage Area, policy E17 would not support the conversion of a building in this location to offices. However, the application is not for the conversion of the whole building and has been amended so that the proposal is for a temporary change of use of only the 2<sup>nd</sup> floor of the property for the current occupier, Innovative Consultancy UK Ltd (ICUK). More recent government guidance as expressed in PPS4 supports new working practices such as working from home and suggests that planning policies should be flexible enough to accommodate new or emerging sectors of employment particularly those producing low carbon goods and services. This is relevant in this case, where the business is web design, copy writing, IT and other similar technical services.

When considering the use of the 2<sup>nd</sup> floor on a temporary basis for a B1 use, it would be appropriate to consider it against the criteria for establishing a new business. Whilst access to the site via the local highway network is adequate; the location is not sustainable as there is no public transport; so the site is not easily accessible by the local workforce and all the employees must use private transport to travel to the site,. However, there is a large parking area in front of the dwelling and therefore access to the remainder of the site should not be impeded. In overall terms the dwelling is a very large property and therefore, the use of the top floor for home working, is not out of scale as; it is considered that the main use of the building remains domestic.

## **9.2 Impact upon the Listed building**

After various unsympathetic uses, the Manor House was in a very dilapidated condition and was recently restored into three residential units with the financial support of enabling development. The latter is still under construction. Because of the historic importance of the Landford Manor, both English Heritage and the Council's Conservation Officer have been much involved with the re-construction and restoration work of the listed building. The proposed use of the upper floor will not have an impact on the external appearance of the building as no works to the building externally or internally are proposed. Therefore on the basis, that this use involves no changes to the fabric of the building there is no objection to the temporary use of the upper floor as offices. But the office use has resulted in a very large number of cars being parked in front of the Manor. Visually, this is considered by your officers to be detrimental to the setting and appearance of the listed building contrary to policy CN4 and CN5. However, this has to be considered in the context that the office use will only be for a temporary period.

The views of the Fire officer with regard to the adequacy of the fire precautions for an office use in this type of building and with this location of the occupants are noted. In the light of his views that for anything more than a temporary use, the fire protection would require substantial upgrading ,including the provision of a ½ hour protected route, it is considered that the permanent use of the top floor for offices would be likely to have an unsympathetic impact upon the internal fabric of the Listed Building

## **9.3 Impact upon amenities**

Concerns have been expressed that the use of this upper floor for business will change the ambiance of the area to commercial. However, the Manor is a very large property and whilst a part of one unit is to be used for commercial purposes, the other two units in the building remain wholly residential. Similarly Cauldron House and the five properties currently under construction on the adjacent land are also primarily in a residential use. The general context of the area will therefore be residential. Though the use of the upper floor will not have an impact on the external appearance of the building, as no works to the building are proposed, the change of use has resulted in a very large number of cars being parked in front of the Manor. Visually, this is considered by your officers to be detrimental to the setting and

appearance of the listed building.

Concerns have also been expressed regarding a loss of privacy from such a large number of people working in the property. However, the front elevation of the Manor House is separated from Caldron House by the Manor House's parking area as well as the access to the remainder of the site and with a separation distance of approximately 20m between the properties it is not considered that the detrimental impact of the perception of overlooking warrants refusal of the proposal on these grounds alone.

#### 9.4 Impact upon highway safety

Concerns have been expressed regarding the increase in vehicles using the access from the A36. However, the office users are mainly part-time and Stock Lane is used by farm vehicles as well as construction traffic and domestic vehicles. Whilst the views of the Highways Agency are awaited, on the basis of the submitted information which includes the number of full time employees as being eight with the average being approximately six, the Highway Authority does not consider the traffic likely to be generated by the proposed development to be significant and therefore recommends that no highway objection be raised subject to any permission being temporary and personal to ICUK.

### 10. Conclusion

An objective of the Local Plan is to encourage a diverse and healthy economy and recent government guidance as expressed in PPS4 supports new working practices such as working from home and suggests that planning policies should be flexible enough to accommodate new or emerging sectors of employment particularly those producing low carbon goods and services. The business currently using Landford Manor is web based and has received support from the business community. As regards, Landford Manor; it was restored to three residential units with the financial support of enabling development, after becoming very dilapidated following various unsympathetic uses. The use of the upper floor as offices has so far, had no impact on the external appearance of the building though the scale of the use has resulted in a very large number of cars being parked in front of the Manor, which is visually detrimental to the setting of the listed building. Whilst the concerns of the fire officer, are not a material consideration, the changes that would be required to the structure and fabric of the Listed Building in order to facilitate the provision of adequate fire precautions; are likely to be unsympathetic to the historic interest of the building and would be unlikely to obtain listed building consent. So whilst the use of the top floor for 'home working', which would retain the primary use of the building as domestic might be acceptable, the scale of the existing office use, is likely to have unacceptable long term implications for the historical integrity of the building, though the use does not appear to have adversely effected the existing character of the surrounding New Forest Heritage Area. In view of the above factors, in this case, as the use by ICUK, does not appear to have a detrimental impact upon the amenities of the neighbours, it is considered reasonable to grant permission for a temporary period in order to enable the business sufficient time to be transferred to more suitable premises

#### Recommendation

APPROVE for the following reasons

The proposed development conditioned so as to be for only a temporary period for the current occupier (Innovative Consultancy UK Ltd) accords with the provisions of the Development Plan, and in particular Policies G2 (General Criteria for Development), CN4 and CN5 (Listed buildings) of the saved policies of the adopted local plan, and PPS4 insofar as the proposed development is considered compatible in terms of its scale and impact upon the listed grade II\* Landford Manor, and would not adversely affect the amenities of neighbours, .

subject to the following conditions



1. This decision relates to documents/plans listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application.  
 Drawing ref.no. 1543-01 received on 24 February 2011.  
 Drawing ref.no. 1543-03 received on 24 February 2011.  
 Drawing ref.no. 1543-04 received on 24 February 2011.  
 REASON For the avoidance of doubt

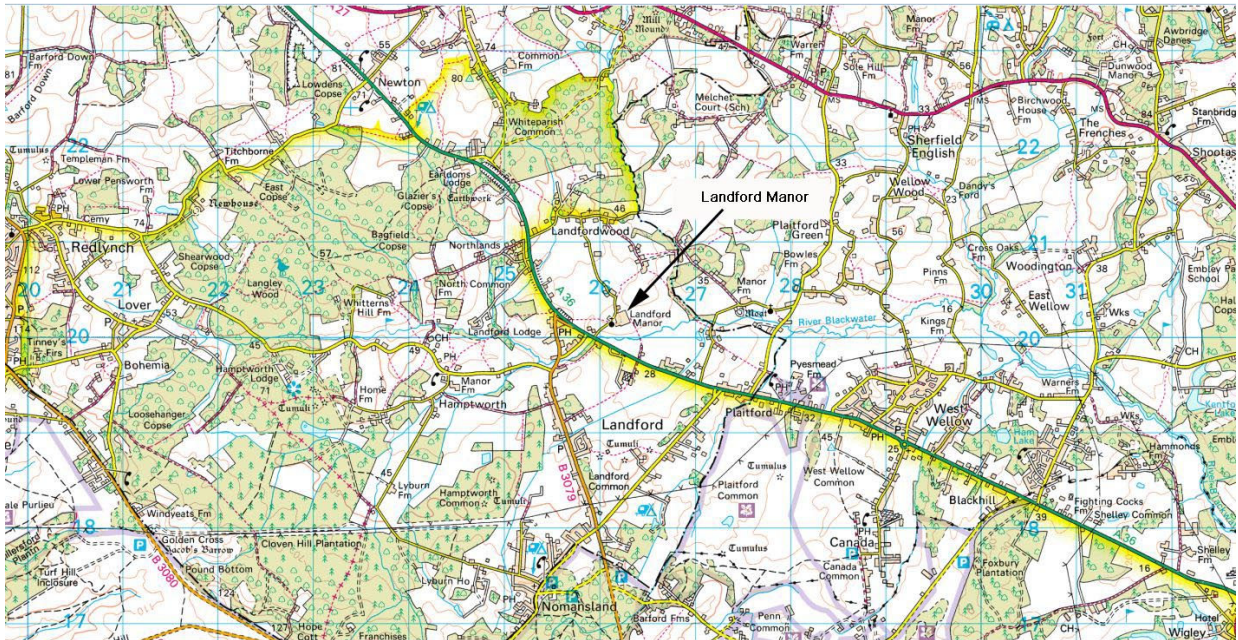
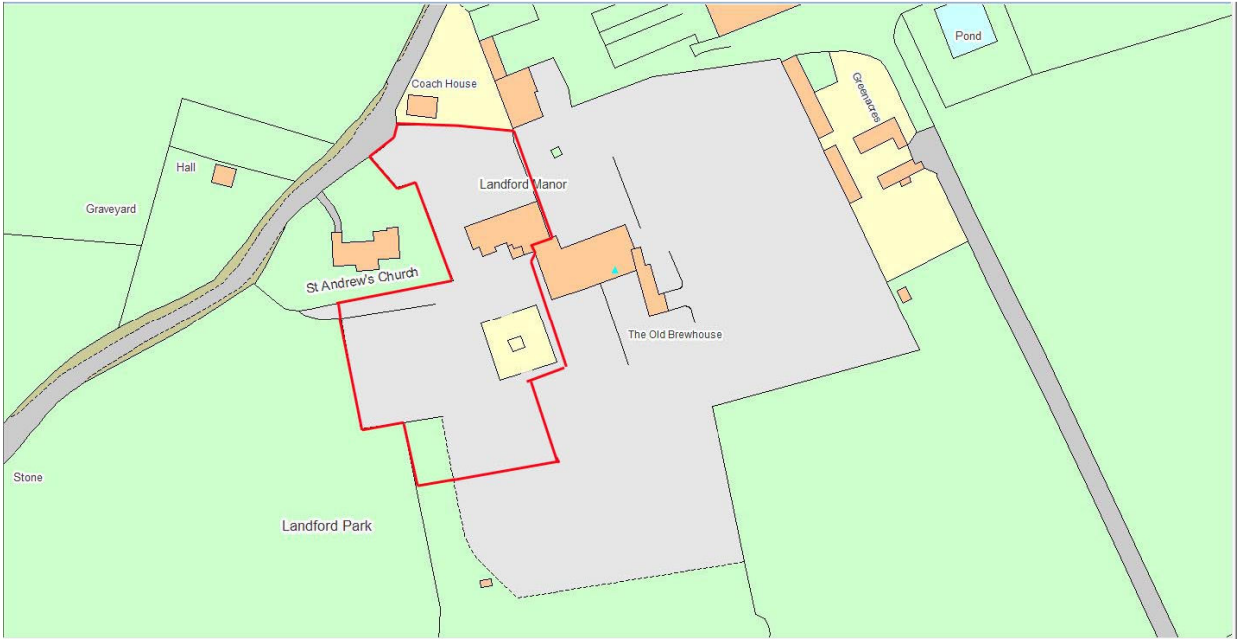
2 The use of the 2<sup>nd</sup> floor of Landford Manor as offices hereby approved shall only be by Innovative Consultancy UK Ltd., and when the site ceases to be occupied by Innovative Consultancy UK Ltd., or at the end of 2 years whichever shall first occur, the use hereby permitted shall cease and all materials and equipment brought on to the premises in connection with the use shall be removed and the accommodation restored to its former condition as domestic accommodation  
 REASON. The premises are unsuitable for permanent use as office without substantial works to the building to satisfy the fire officer, which would unlikely to obtain listed building consent. Permission is therefore only given on the basis that it allows the business a generous period to seek and relocate to alternative premises.  
 POLICY CN4 and CN5 (Listed buildings)

Appendices:	NONE.		
Background Documents Used in the Preparation of this Report:	Drawing ref.no. 1543-01 received on 24 February 2011. Drawing ref.no. 1543-02 received on 24 February 2011. Drawing ref.no. 1543-03 received on 24 February 2011. Drawing ref.no. 1543-04 received on 24 February 2011. Supporting statement		

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Landford Manor, Stock Lane, Landford, Salisbury, SP5 2EW



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