

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 28 October 2010
Time: 6.00 pm

Please direct any enquiries on this Agenda to Pam Denton, Senior Democratic Services Officer, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 718371 or email pam.denton@wiltshire.gov.uk

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

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

Membership:

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

Substitutes:

Cllr Ernie Clark	Cllr Leo Randall
Cllr Russell Hawker	Cllr Paul Sample
Cllr Bill Moss	Cllr John Smale
Cllr Christopher Newbury	

AGENDA

Part I

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

1. **Apologies for Absence**

2. **Minutes** (*Pages 1 - 18*)

To approve and sign as a correct record the minutes of the meeting held on 7 October 2010 (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**

Members of the public who wish to speak either in favour or against an application 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. 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.

6. **Planning Appeals** (*Pages 19 - 20*)

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

7. **Planning Applications** (*Pages 21 - 22*)

To consider and determine planning applications in the attached schedule.

- 7a **S/2010/1058 - Stonehenge Caravan and Camping Site, Berwick St James** (*Pages 23 - 32*)
- 7b **S/2010/0797 - Stonehenge Caravan and Camping Site, Berwick St James** (*Pages 33 - 38*)
- 7c **S/2010/1274 - London Road, Amesbury** (*Pages 39 - 54*)
- 7d **S/2010/0424 - Moose Hall, 63 Devizes Road, Salisbury** (*Pages 55 - 68*)
- 7e **S/2010/1265 - 74a - 76 Castle Road, Salisbury** (*Pages 69 - 78*)
- 7f **S/2010/1072 - Land Between Netheravon Road and High Street Durrington** (*Pages 79 - 126*)
- 7g **S/2010/0605 - Recreation Ground Adjacent to All Saints Church, Romsey Road, Whiteparish** (*Pages 127 - 140*)
- 7h **S/2010/0585 - Village Hall, Romsey Road, Whiteparish** (*Pages 141 - 150*)

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

**DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING
HELD ON 7 OCTOBER 2010 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE
LANE, SALISBURY, SP2 7TU.**

Present:

Cllr Christopher Devine, Cllr Mary Douglas, Cllr Jose Green (Vice Chairman),
Cllr Mike Hewitt, Cllr George Jeans, Cllr Bill Moss (Reserve), Cllr Ian West and
Cllr Fred Westmoreland (Chairman)

Also Present:

Cllr Richard Clewer and Cllr Tony Deane

98. **Apologies for Absence**

Apologies for Absence were received from Councillors Richard Britton, Brian Dalton, Ian McLennan and Graham Wright.

Councillor Bill Moss substituted for Councillor Britton

99. **Minutes**

The minutes of the meeting held 16 September 2010 were presented.

Resolved:

To approve as a correct record and sign the minutes.

100. **Declarations of Interest**

There were no declarations of interest.

101. **Chairman's Announcements**

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

102. **Public Participation**

The committee noted the rules on public participation.

103. **Planning Appeals**

The committee received details of the following appeal decisions:

S/2010/0209 1 Landford Manor, Stock Lane, Landford – Delegated - Dismissed

S/2009/1291 29 Middleton Road Salisbury – Delegated - Dismissed

And forthcoming appeals as follows:

S/2010/0884 Land at Bishops Drive, Harnham, Salisbury

104. **Planning Applications**

104a S/2010/1129 - Queen Elizabeth Gardens, Mill Road, Salisbury

Public participation:

Mrs Janet Davies spoke in opposition to the application

Mr Robin Tuttiett spoke in opposition to the application

Mr Collins spoke in opposition to the application

Mrs Fitzjohn spoke in support of the application

Mr Lucas spoke in support of the application

Councillor Rooney of Salisbury City Council spoke in support of the application

Councillor Roberts of Salisbury City Council spoke in support of the application

Councillor Lindley of Salisbury City Council spoke in support of the application

Councillor Richard Clewer, local member, spoke in support of the application

The Planning Officer introduced the report which recommended approval and drew members' attention to the late list.

A debate ensued during which issues regarding the terracing were raised, together with the benefits of improving the park for residents.

Resolved:

That planning permission be granted for the following reasons:

The planning application relates only to the areas identified in the two red

lined areas. Only certain aspects of the proposals require planning permission (these include the excavation works to create the new rose garden, the raised flower beds to the main entrance and lawn terracing).

It is considered that the proposals would not cause any significant demonstrable harm to interests of acknowledged importance, in this case, the impact on the character and appearance of the conservation area, trees, public rights of way, the River Avon SSSI and SAC, protected species, flooding, archaeology, crime and disorder and adjacent residential amenity.

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, G2 General Development Criteria

R6 Urban Parks

R17 Development affecting Public Rights of Way

C7 Landscape Setting of Salisbury and Wilton

C11 Areas of High Ecological Value

C12 Protected species

C17 Flood plains

C18 Development affecting the enjoyment etc of a river

CN5 Development affecting the setting of a listed building

CN8 Development in Conservation Areas

T1 Tourist facilities

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 a schedule of tree works to the trees identified as Group 1 on drawing No 279.08 Rev B has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.

Reason: In the interests of visual amenity

Policy : G2 (General)

(3) No development shall commence on the site until full details of the works to be carried out on the public highway of Mill Lane have been submitted and approved in writing with the local planning authority. The works approved pursuant to the above condition shall be carried out in accordance with the approved details and to the satisfaction of the planning authority.

Reason: In the interests of Highway safety

Policy: G2 (General)

(4) The development hereby permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (Ref: PFA S335 Issue 4 dated 01.06.2010).

Reason: To prevent increased risk of flooding by ensuring minimal obstruction to flood conveyance and compensatory storage of flood water.

Policy: C17 (Floodplains)

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

279.L01 Lighting Main Entrance

279.L02 Lighting Rose Garden

279.08 Vegetation Retention and Removal Plan

279.10 Detailed Landscape Proposals Main Entrance and Rose Garden

279.12 Sections through Lawn Terraces

279.13 Sections through Rose Garden

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

(6) The development shall be completed in accordance with the Construction Method Statement for works near the Rivers Nadder & Avon dated 15th September 2010.

Reason: In order that the development proposals comply with the Habitats Regulations

Policies: C11 & C12

Informative:- Highways

The applicant should note that under the terms of 'The New Roads and Street Works Act 1991', any person other than a statutory undertaker must obtain a licence to carry out excavation works within a street. Licences may be obtained by application from the relevant Area Co-ordinating Engineer at Wiltshire's Highway Authority.

Informative:- Environment Agency

All works in, under, over or within 8 metres of a Main River channel will require prior Flood Defence Consent from the Environment Agency, in addition to planning permission. Such consent is required in accordance with the Water Resources Act 1991 and Byelaws legislation.

We acknowledge that the applicant has previously submitted details in respect of this requirement (1) but as formal consent was not issued we recommend that further advice is sought from our Development & Flood Risk Officer in this matter – Daniel Griffin (01258 483 351).

104b S/2010/1109 - Old Rampart Filling Station, Junction of Devizes Road & Wilton Road, Salisbury

Public participation:

Mr Richard Greenwood spoke in support of the application

Councillor Rooney of Salisbury City Council spoke in objection to the application

Councillor Lindley of Salisbury City Council spoke in objection to the application

Councillor Richard Clewer, local member, spoke in support of the application

The Planning Officer introduced the report which was recommended for approval and drew members' attention to the late list which confirmed that a signed unilateral undertaking (dated 6th October) and cheque payment for the outstanding commuted sum had been received by the Council.

A debate ensued during which concerns regarding overdevelopment and parking issues were raised. The committee requested that an additional condition be added to restrict the hours of operation of the commercial units.

Resolved:

That planning permission be granted for the following reasons:

In principle, the redevelopment of this site for residential purposes is considered acceptable, and preferable to the previous petrol station use, and in line with government guidance.

In design terms, the scheme is similar in approach compared to the previous 2005 approved scheme. The redevelopment of the site for residential purposes and a modest commercial use is likely to have far less impact than the previous petrol filling station use, and the scheme has been sensitively designed to avoid any significant loss of privacy or overshadowing of adjacent neighbours. The use of the site for residential purposes has not been objected to by the EHO. The redevelopment of the site is likely to have less impact in traffic terms than the previous commercial use, and given its sustainable location, is likely to encourage use of sustainable modes of transport other than the private car.

The applicant has entered into a legal agreement which provides contributions towards off site open space and educational facilities.

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 Development Control Criteria

D1 – Design Criteria

D2 – Design Criteria

R2 – Public Recreational Open Space
H8 – Housing Policy Boundary
TR11- Off Street car parking
TR14 – Provision of cycle parking
R2 – Recreational open space
E16 – Loss of 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 full details of the cycle storage provision to include the design and timing for provision and the allocation to users shall be submitted to, and approved in writing by the Local Planning Authority, and the development shall subsequently accord with the approved scheme.

Reason: To ensure that adequate and suitable cycle parking spaces are available to the residents of the development.

Policy: TR14 (Provision of cycle parking).

(3) The 3 parking spaces on the approved plan shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby approved.

Reason: In the interests of highway safety.

Policy: G2 (General)

(4) No development shall commence until details of the provision within the site for the disposal of surface water to prevent its discharge onto the highway, have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

Policy: G2 (General)

(5) 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)

(6) No development shall commence until a schedule of external facing materials of the roof and walls (including, bricks, render and mortar colour) has been submitted, and where so required sample panels of the external finishes shall be constructed on the site 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)

(7) No development shall take place until full details of the proposed landscaping to include the design and timing for provision shall be submitted to, and approved in writing by the Local Planning Authority, and the development shall subsequently accord with the approved scheme.

Reason: In the interests of the amenity of the development.

Policy: G2 (General), D2 (Design)

(8) No development shall commence until a scheme for the management of the construction of the development, including times of operations and details of how amenities and the adjacent highway are to be protected, has been submitted to and approved in writing by the local planning authority. The scheme shall be developed as agreed.

Reason: In the interest of amenity.

Policy: G2 (General)

(9) No development shall commence until a scheme to minimise the detrimental effects to the water interests of the site and the risks of pollution during the construction phases shall be submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the agreed scheme.

Reason: To minimise the detrimental effects to the water interests of the site and the risks of pollution during the construction phase.

Policy: G2 (General)

(10) No development shall commence until a noise and air pollution attenuation scheme for the flats 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 and air ventilation systems, and full details of the acoustic insulation between flats 1 and 2 and the ground floor commercial units and the flats above. 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. The site is located adjacent to a very busy and noisy road junction and gyratory system, is in an Air Quality Management Area, the application proposes commercial units below residential flats and due to the arrangement of living accommodation within flats 1 and 2.

Policy: G2 (General)

(11) No development shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

Reason: In the interests of sustainable development.

Policy: G1(Sustainable development)

(12) Prior to the first occupation of the development hereby approved, the existing vehicular access and public footway along the Devizes Road (spur) frontage of the Development shall be replaced by a new section of footway to adoptable standards, details of which are to be submitted to and agreed in writing by the Local Planning Authority, prior to commencement of development.

Reason: In the interests of highway safety and amenities.

Policy: G2 (General)

(13) Prior to the first occupation of the flats hereby approved, a contaminated land validation report by a competent contaminated land consultant shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a suitable scheme of decontamination for the site in the interests of public health and safety.

Policy: G2 (General)

(14) The use of the commercial premises on the ground floor of the development shall be solely limited to uses within Classes A1 Retail or B1a) Offices 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)

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

428.04/PL1A Location Plan

248.04/PL12E Proposed Elevations Wilton & Devizes Road

428.04/PL16A Proposed Elevation to roundabout

428.04/PL6D Proposed plans ground floor

428.04/PL7D Proposed plans first floor

428.04/PL8C Proposed plans 2nd floor

428.04/PL9C Proposed plans roof

248.04/PL15B Proposed section & details Wilton & Devizes Road

248.04/PL13B Proposed elevations courtyard 1 & 2

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

(16) The use of the commercial premises on the ground floor shall only take place between the hours of 07:00 to 23:00 Mondays to Saturday and 08:00 to 18:00 on Sundays and Bank Holidays and the delivery/collection of goods to and from the site shall only take place between the hours 07:00 to 20:00 Mondays to Saturday and 08:00 to 18:00 on Sundays and Bank Holidays.

Reason: In the interests of amenity given the proximity of the residential units above.

Policy: G2 (General)

Informative:- Contaminated Land Validation Report
Condition 13

The validation report should state that the site has been rendered suitable for its end use and should include measures taken should further contamination be discovered during development work and should the design change to incorporate planting or communal garden, then details of the suitability of the soil in that area for that use.

Informative:- Highways
Condition 12

The developer is informed that, in order to construct a new vehicular access to the proposed development, the existing limited waiting traffic regulation order fronting the development must be amended at the expense of the developer. Prior to obtaining consent from the highway authority for the new vehicular footway crossing, the applicant/developer must ensure that the cost of amending the order, estimated at £4,000 is paid to Wiltshire Council. The Council will then programme the making of the amendment to the order, but cannot guarantee that the order will be made, if objections are received. The applicant/developer should therefore contact the Council at the earliest opportunity to ensure that the order can be duly made and sealed in good time to meet the developer's programme for development.

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 Council.

Informative - Environment Agency

Condition 11

The development should include water efficient systems and fittings. These should include dual flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating. Greywater recycling and rainwater harvesting should be considered.

Any submitted scheme should include detailed information (capacities, consumption rates etc) on proposed water saving measures. Please do not include manufacturer's specifications. Applicants are advised to refer to the following for further guidance:

<http://www.environment-agency.gov.uk/homeandleisure/drought/38527.aspx>

<http://www.saverwatersavemoney.co.uk/>

Sustainable construction

Sustainable design and construction should be implemented across the proposed development. This is important in limiting the effects of and adapting to climate change. Running costs for occupants can also be significantly reduced. The Code for Sustainable Homes should be complied with, achieving the highest level possible. For details on compliance with the Code the applicant is advised to visit:

<http://www.communities.gov.uk/publications/planningandbuilding/codesustainabilitystandards>.

Pollution Prevention During Construction

Condition 9

Safeguards should be implemented during the construction phase to

minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials, the use and routing of heavy plant and vehicles, the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines which can be found at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

Waste Management

Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to off site incineration and disposal to landfill during site construction. If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility.

If the applicant requires more specific guidance it is available on our website: www.environment-agency.gov.uk/subjects/waste/

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that your SWMP should contain depends on the estimated total build cost, excluding VAT. You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care. Further information can be found at <http://www.netregs-swmp.co.uk>.

104c S/2010/1046 - Evias Cottage, Teffont Evias, Salisbury

With the Chairman's agreement this application was considered together with the associated application for building consent referred to at minute number 10d below.

Public participation:

Councillor Tony Deane, in his capacity as a member of the public, spoke in support of the application.

Mrs Sophie Durlacher spoke in support of the application

Mr Alan Moon spoke in support of the application

Mr Richard Longfox, Chair of Teffont Parish Council, spoke in objection to the application

The Planning Officer introduced the report, which recommended refusal, and drew members attention to the late list.

A debate ensued during which concerns that the application was in a Conservation Area and Special Restraint Area were raised.

Resolved:

That planning permission be refused for the following reasons:

The application dwelling forms the corner part of a group of grade II listed cottages at a prominent highway junction within the village of Teffont Evias. The village is within a Conservation Area and is one of only six settlements within the former Salisbury District which have been designated as a Special Restraint Area for their outstanding and unspoilt nature. The proposal to insert an outbuilding into the south-eastern side of the site, attached via a link at the corner of the cottages, would dramatically change the setting of the listed buildings and their visual and physical links with the streetscene. The principal (southern) elevation of Evias Cottage would be substantially affected and removed from public view, and the openness of the (eastern) frontage of the cottage group would be harmfully eroded, replaced by a much harder and higher degree of enclosure formed to the street. The proposal would therefore fail to respect the character and setting of the listed cottages, and would not preserve the character of the Conservation Area or Special Restraint Area, contrary to saved policies G1, G2, H21, CN3, CN5, CN8, CN11 of the adopted Salisbury District Local Plan and the aims and objectives of PPS5 and the Salisbury Design Guide: *Creating Places*.

104d S/2010/1047 - Evias Cottage, Teffont Evias, Salisbury

The Planning Officer introduced the report which recommended refusal.

Resolved:

That listed building consent be refused for the following reasons:

The application dwelling forms the corner part of a group of grade II listed cottages at a prominent highway junction within the village of Teffont Evias. The proposal to insert an outbuilding into the south-eastern side of the site, attached via a link at the corner of the cottages, would dramatically change the setting of the listed buildings and their visual and physical links with the streetscene. The principal (southern) elevation of Evias Cottage would be substantially affected and removed from public view, and the openness of the (eastern) frontage of the cottage group would be harmfully eroded, replaced by a much harder and higher degree of enclosure formed to the street. The proposal would therefore fail to respect the character and setting of the listed cottages, contrary to saved policies CN3 and CN5 of the adopted Salisbury District Local Plan and the aims and objectives of PPS5 and the Salisbury Design Guide: *Creating Places*.

104e S/2010/1051 - Laurels, High Street, Hindon, Salisbury

With the Chairman's agreement, this application was considered together with the associated application for listed building consent referred to at minute number 104f below.

Public participation:

Mr Brian Watts spoke in support of the application
Mr Stephen Wichary spoke in support of the application

The Planning Officer introduced the report which recommended refusal.

A debate ensued during which the comments of the Conservation Officer and Parish Council were discussed.

Resolved:

That planning permission be approved for the following reasons:

The extension would respect the character of the listed building by virtue of its subservient scale, linear form and appropriate design and materials. There would be no significant impact upon the amenity of neighbours, and the character of the conservation area would be preserved. The development would therefore be in accordance with the aims and objectives of the development plan and other material Government guidance, having particular regard to saved Local Plan policies G2, D3, CN3, CN8, C5 and national planning policy PPS5.

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 Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2) This decision relates to documents/plans submitted with the application, listed below:

Plan Ref....102A...	Date Received....16.07.10....
Plan Ref....103...	Date Received....16.07.10....

Reason: For the avoidance of doubt.

- 3) No development shall commence on site until written details of the

materials to be used for the external walls and roofs have been submitted to and approved in writing by the local planning authority. Where so requested by the local planning authority, samples of materials shall be provided on site for further written agreement. Development shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

Policy: CN3

104f S/2010/1052 - Laurels, High Street, Hindon, Salisbury

Resolved:

That listed building consent be approved for the following reasons:

The extension would respect the character of the listed building by virtue of its subservient scale, linear form and appropriate design and materials. The development would therefore be in accordance with the aims and objectives of the development plan and other material Government guidance, having particular regard to saved Local Plan policy CN3 and national planning policy PPS5.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004.

- 2) This decision relates to documents/plans submitted with the application, listed below:

Plan Ref....102A...	Date Received....16.07.10....
Plan Ref....103...	Date Received....16.07.10....

Reason: For the avoidance of doubt.

- 3) No development shall commence on site until written details of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the local planning authority. Where so requested by the local planning authority, samples of materials shall be provided on site for further written agreement. Development shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

Policy: CN3

- 4) No works shall commence on site until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

Policy: CN3

104g S/2010/1193 - 269 Castle Road, Salisbury

Public participation:

Mr Richard McClay spoke in support of the application

The Planning Officer introduced the report which recommended approval.

A debate ensued on the application, in particular regarding the use of opaque glass in the roof lights.

Resolved:

That planning permission be granted for the following reasons:

On balance it is considered that the proposal is appropriate to the existing building and surrounding area, will avoid unduly disturbing, interfering, conflicting with or overlooking adjoining dwellings or uses to the detriment of existing occupiers, and will not be detrimental to the Water Source Catchment Area. Therefore it is considered to conform with Adopted Salisbury District Local Plan saved policies G2, G8 and D3.

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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

POLICY - G2 (General Development Guidance), D3 (General Design Guidance)

(3) Development shall be carried out in accordance with the Construction Method Statement dated April 2010.

REASON: In order to mitigate the impact on the Water Source Catchment Area

POLICY: G8 (Development within the Water Source Catchment Area)

(4) Development shall be carried out in accordance with the following plans:

366-03 B Submitted on 16/08/10

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.

REASON: For the avoidance of doubt

(5) Before the development hereby permitted is first occupied the roof light and dormer window in the north elevation and the roof light in the south elevation shall be glazed with obscure glass only and the windows shall be permanently maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

POLICY-- G2 (General Development Guidance)

(6) 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), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the south or north elevations of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY - G3 (General Development Guidance)

105. **Urgent Items**

There were no urgent items

(Duration of meeting: 18.00 – 21.45)

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

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

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APPEALS

Appeal Decisions

Application Number	Site	Appeal Type	Delegated/ Committee	Decision	Overturn	Costs
S/2010/0827	16 Bourne View, Allington	HH	Delegated	Dismissed	No	No
S/2009/1543	Adj 19 Victoria Road, Wilton	WR	Delegated	Dismissed	No	No
S/2009/1903	The Corn Mill, Croucheston, Bishopstone	WR	Committee	Dismissed	Yes	No
S/2009/1820	15A Pennyfarthing Street, Salisbury	WR	Delegated	Allowed	No	No

* Copy of Appeal Decision attached

New Appeals

Application Number	Site	Appeal Type	Delegated/ Committee	Decision	Overturn	Costs Applied for?
S/2010/0007	Stonehenge Campsite, Berwick St James	Hearing	Committee			
S/2010/1137	Adjacent The Packway, Larkhill	Written Reps	Delegated			
S/2010/1025	Adjacent 18 Folkestone Road, Salisbury	Written Reps	Delegated			

S/2010/0967	10 Woodside Road, Salisbury	Householder	Delegated			
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WR Written Representations
HH Fastrack Householder Appeal
H Hearing Local Inquiry

Agenda Item 7

INDEX OF APPLICATIONS ON 28th October 2010

	APPLICATION NO.	SITE LOCATION	DEVELOPMENT	RECOMMENDATION	DIVISION MEMBER
1	S/2010/1058 <i>Site Visit: 15.00</i>	STONEHENGE CARAVAN AND CAMPING SITE, BERWICK ST. JAMES, SALISBURY, SP3 4TQ	RETROSPECTIVE APPLICATION TO RETAIN OPERATIONAL DEVELOPMENT ASSOCIATED WITH USE OF LAND AS A CARAVAN CLUB SITE AND TENTING/RALLY AREA	REFUSE	CLLR WEST
2	S/2010/0797 <i>Site Visit: 15.00</i>	STONEHENGE CAMPSITE, BERWICK ROAD, BERWICK ST. JAMES, SALISBURY, SP3 4TQ	RETROSPECTIVE APPLICATION FOR THE DISPLAY OF 2 ADVERTISEMENTS	APPROVE WITH CONDITIONS	CLLR WEST
3	S/2010/1274	LONDON ROAD, AMESBURY, SALISBURY, SP4 7EQ	ERECTION OF PETROL FILLING STATION INCLUDING KIOSK, CANOPY AND FUEL PUMPS. INSTALLATION OF NEW FUEL TANKS, ASSOCIATED PARKING, LANDSCAPING AND WORKS	APPROVE WITH CONDITIONS	CLLR WESTMORALND
4	S/2010/0424	MOOSE HALL, 63 DEVIZES ROAD, SALISBURY, SP2 7LQ	THE EXISTING BUILDING IS TO BE DEMOLISHED, PROPOSED 6 FLATS, ALL 1 BEDROOMS. 3 STOREYS HIGH WITH PROPOSED BIN STORE & BICYCLE STORE.	APPROVE WITH CONDITIONS	CLLR CLEWER
5	S/2010/1265	74A - 76 CASTLE ROAD, SALISBURY, SP1 3RR	CONSTRUCTION OF 11 NEW DWELLINGS, NEW ACCESS AND ROAD, DEMOLITION OF 2 DWELLINGS	APPROVE SUBJECT TO R2 AND CONDITIONS	CLLR DOUGLAS
6	S/2010/1072	LAND BETWEEN NETHERAVON ROAD AND HIGH STREET, DURRINGTON, SALISBURY, SP4 8AE	PHASE 1 FOR 44 DWELLINGS, RE-LOCATION OF ALLOTMENTS AND PUBLIC OPEN SPACE. (RESERVED MATTERS FOR LANDSCAPE AND APPEARANCE) AMENDED	APPROVE SUBJECT S106	CLLR WRIGHT

			DESCRIPTION		
7	S/2010/0605 Site Visit: 16.00	RECREATION GROUND ADJACENT TO ALL SAINTS CHURCH, ROMSEY ROAD, WHITEPARISH, SALISBURY, SP5 2SA	DEVELOPMENT COMPRISES THE DEMOLITION OF THE EXISTING CRICKET PAVILLION AND ERECTION OF A NEW SINGLE STOREY COMMUNITY BUILDING INCLUDING MAIN HALL AND STAGE, YOUTH HALL/PAVILLION, SPORTS CHANGING ROOMS, TOILETS, KITCHEN, BAR AND OTHER ANCILLARY FACILITIES. SOME NEW CAR PARKING IS ALSO PROPOSED, TOGETHER WITH A GROUNDSMANS STORE.	REFUSE	CLLR BRITTON
8	S/2010/0585 Site Visit: 16.00	VILLAGE HALL, ROMSEY ROAD, WHITEPARISH, SALISBURY, SP5 2SD	TWO RESIDENTIAL HOUSING UNITS ON SITE OF EXISTING VILLAGE HALL WHICH WILL BE DEMOLISHED	APPROVE WITH CONDITIONS	CLLR BRITTON

1.

Deadline	14th September 2010		
Application Number:	S/2010/1058		
Site Address:	STONEHENGE CARAVAN AND CAMPING SITE BERWICK ST. JAMES SALISBURY SP3 4TQ		
Proposal:	RETROSPECTIVE APPLICATION TO RETAIN OPERATIONAL DEVELOPMENT ASSOCIATED WITH USE OF LAND AS A CARAVAN CLUB SITE AND TENTING/RALLY AREA		
Applicant/ Agent:	MR TONY ALLEN		
Parish:	WINTERBOURNE STOKE - TILL/WYLYEVALLEY		
Grid Reference:	407430.6	140420.5	
Type of Application:	FULL		
Conservation Area:	WINTERBOURNE STOKE	LB Grade:	
Case Officer:	CHARLIE BRUCE-WHITE	Contact Number:	01722 434682

Reason for application being considered by committee:

The Southern Area Committee resolved that future applications at this site should be determined by the Committee due to the level of local interest

1. Purpose of Report

To consider the above application and the recommendation of the Case Officer that planning permission be REFUSED.

Members should note that this application was deferred at the 16th September committee meeting due to the receipt of “significant late items”. The late item related to the receipt of information from the Caravan Club that it did not intend to renew the applicant’s Certified Location license from 01/01/11. The result was that Officers required further time to consider the planning implications of this decision, and make amended recommendations on application S/2010/0797 and S/2010/1058 accordingly.

Neighbourhood Responses

24 letters of objection/concern were received.

Parish/Town/City Council response

Winterbourne Stoke Parish Council - Object

Berwick St. James Parish Council - Object

2. Main Issues

- Principle of development;

- Justification for development within the countryside;
- Highways safety;
- Amenities of the occupiers of nearby property and other recreation users;
- Sewerage & waste water disposal;
- Nature Conservation;
- Archaeology.

3. Site Description

The site relates to 0.3ha of land situated adjacent to the former Wisma Poultry Farm buildings, off Berwick Road, to the south-west of Winterbourne Stoke. The site comprises the eastern end of a former larger field of agricultural pasture, as well as an access track running along the field's northern side. The field gently slopes down from the Berwick Road towards the River Till, and is currently divided into three distinct parts comprising an upper paddock and middle paddock, both of which are outside of the application site, and a levelled lower section closest to the river, part of which comprises the application site.

The application site is currently used as a Certified Location (CL) for Caravan Club members. CLs do not require planning permission and enable up to 5 caravans to be stationed on the land. In this location 5 hard surfaced standings have been formed, designed to be used as pitches for the CL, and various associated facilities have also been provided as detailed within Section 5 below. The hard standings and associated facilities, including access alterations, are currently unauthorised.

The lower part of the field formerly contained a variety of modest agricultural buildings, believed to have been used as pig houses, which have now been substantially demolished. There is direct access from the lower part of the field onto a public footpath which leads into the village of Winterbourne Stoke, some 200 metres to the east. The village includes a modest range of local services including a public house, petrol station and bus stop. The lower section is the closest part of the site to the river, although the land is raised above the flood plain and separated from the river by a 50 metre strip of grass and woodland. The River Till is designated as a Site of Special Scientific Interest and a Special Area of Conservation.

The upper paddocks are separated from the lower section by post and rail fencing and are mostly put to grazing for the applicant's horses. The upper paddock, which does not form part of the application site, is referred to by the applicant as the 'rally field' and can be lawfully used for temporary touring and camping events, subject to various limitations. These include, for instance, 5 day meetings held by 'exempted organisations' such as the Caravan Club or the use of land for not more than 28 days in a year for tented camping (as permitted under The Town and Country Planning (General Permitted Development) Order 1995 and the Caravan Sites & Control of Development Act 1960).

The site falls within the Special Landscape Area and is adjacent to the Winterbourne Stoke Conservation Area.

4. Planning History

<i>App. No.</i>	<i>Proposal</i>	<i>Decision</i>	<i>Date</i>
213	Re-building of shed & piggeries	AC	01.06.50

TP/59	Construction of new access to highway	AC	27.06.51
TP/226	Site chosen for the erection of house or bungalow	AC	12.10.55
10/0007	Change of use of land to touring caravan and camping site, including retention of access, driveway, hardstandings, shower/wc block, chemical toilet disposal area, cess pit and electric hook up points.	R Appeal	11.05.10 Pending

The most recent application was refused for the following reasons:

The site is situated within a prominent part of the landscape, which is designated as a Special Landscape Area, and lies against the backdrop of the Winterbourne Stoke Conservation Area. The development of the site as a touring caravan and camping site would have a significant and unacceptable visual impact upon the landscape qualities of the area, including the setting of the Conservation Area, and it is not considered that this harm would be outweighed by economic benefits or could be satisfactorily addressed through new landscaping. The development would therefore be contrary to the aims and objectives of the adopted Salisbury District Local Plan, including saved policies G1, G2, C2, C6, CN11 and T9, and the guidance contained within PPS4, PPS5, PPS7 and the Good Practice Guide for Planning & Tourism.

5. The Proposal

The applicant describes the proposal as follows:

“Retrospective application to retain operational development associated with use of land as a caravan club site and tenting/rally area”.

A more accurate description in Officers’ opinion would be:

“Retrospective application to retain operational development associated with use of land as a Caravan Club Certified Location and temporary tenting/rally area as permitted under the GPDO”.

In Officers’ opinion the operational development within the application site covers the following:

- Alterations to the field access and access track (including widening, resurfacing and landscaping);
- The formation of the earth bund and fencing to the left (north) of the access;

[It should be noted, however, that the applicant has offered to lower this bund and fencing so that they fall within permitted development]

- 5 hard standings for use as caravan pitches;
- 3 electric hook-up points;
- WC/shower block and attached lean-to dish wash up area with associated hardstanding;

- Chemical toilet disposal area;
- Cess pit.

The application differs from the previous application (S/2010/0007) in that no change of use is proposed to enable additional caravan/camping activities beyond that which can be carried out as permitted development. Therefore this application is only considering the affects of the physical works undertaken (i.e. the operation development), rather than the affects of caravans and tents which could be sited here in any instance (subject to the appropriate limitations).

6. Planning Policy

The following development plan policies and national planning guidance are considered relevant to this proposal:

- Local Plan policies G1, G2, G5, CN11, CN22, C2, C6, C18, C19, T9
- PPS1, PPS4, PPS5, PPS7, PPS9, PPG13

Other material guidance includes:

- Good Practice Guide on Planning for Tourism
- Planning Circular 03/99 (Non-Mains Sewerage in New Development)
- Salisbury District Landscape Character Assessment
- South Wiltshire Tourism Strategy

Emerging policy:

- South Wiltshire Core Strategy

7. Consultations

Highways Officer

No objection in highway safety terms. Recommend that the first 5.0 metres of the access is surfaced in a consolidated surface and that the edge of the highway is defined by in-dropped kerbs or granite sets.

Highways Agency

No objection to affect upon the A303 trunk road.

Wessex Water

The site is not within a Wessex Water sewered area.

Environment Agency

Advise that guidance within Circular 03/99 is adhered to.

Landscape Officer

Indicates that, as the sole purpose for this application is to obtain approval for infrastructure to operate a Caravan Club Certified Site, should the applicant lose his certified status, the land should be returned to its original landscape condition.

Ecologist

Has previously concluded that the proposal is unlikely to have a significant effect on the River Avon SAC, subject to controls on the number of pitches, the appropriate disposal of waste water and sewerage, and controls on external lighting.

Archaeologist

Note that site is close to the remains of the medieval settlement of Winterbourne Stoke. An archaeological watching brief should have been undertaken during those works which resulted in ground disturbance. Any further works must involve archaeological monitoring or investigation in line with an agreed written scheme of investigation.

Conservation Officer

The site borders the western edge of the Winterbourne Stoke Conservation Area, however the boundary is heavily wooded and the proposal would appear to have little impact on its character or setting, and I therefore raise no objection.

Tourism Officer

Has previously commented that there is a need for additional capacity for touring vans during the main summer season, and especially during the school holidays.

Winterbourne Stoke Parish Council

Object on the following grounds: proposed works are excessive for a Certified Location; the means of sewerage disposal presents problems; archaeological damage has occurred; harmful landscape impact.

Berwick St. James Parish Council

Object on the following grounds: impact upon SSSI and Conservation Area; pollution; traffic; harmful landscape impact; proposed works are excessive for a Certified Location.

8. Publicity

The application was advertised by neighbour notification and site notice.

24 letters of objection/concern were received, raising the following:

- Does not address previous reasons for refusal;
- Harmful impact upon AONB landscape;

- Landscaping and bunding are inappropriate;
- Facilities are excessive for a CL;
- Potential impact upon nature conservation and river system;
- Use of site generates disturbance, light pollution and traffic;
- The retrospective works are unlawful;
- The applicant does not abide by the rules of CLs and temporary tenting/rallies;
- Approval of the application would be a precursor to further harmful expansion of the site.

9. Planning Considerations

9.1 Principle of development

Policy C2 sets out the general criteria for development within the countryside, and states that development will be strictly limited and will not be permitted unless it would benefit the local economy and maintain or enhance the environment.

Policy C6 concerns the protection of Special Landscape Areas, and the supporting text explains that only development which is essential to the rural economy or desirable for the enjoyment of its amenities will be permitted.

9.2 Justification for development within the countryside

The applicant's justification for the proposed development is to support the caravan and camping activities which can be permitted under the GPDO. The applicant has attempted to quantify the economic benefit of these activities within the submitted Economic Benefit Report and, whilst the figures included are only estimates and have not been independently verified, it is suffice to say that the provision of tourist accommodation will result in some benefits to the local economy. In this respect, subject to there being no significant adverse impacts upon the rural character of the area, the proposal could accord with the general criteria for development in the countryside since it would help facilitate a rural based business and benefit the local economy (policy C2).

It is of significance, however, that the applicant's ability to take advantage of the GPDO provisions, which permit the site's use for limited camping and caravanning activities, are in serious doubt. The operation of CL sites is dependent upon exempted organisations granting land owners a license, and the Caravan Club are the exempted organisation that currently provide the applicant with this. However, the Caravan Club have notified the Council that they do not intend to renew the applicant's license from 01/01/11, due to transgressions in terms of operating the site. It is understood that the applicant is seeking to obtain a new license from another exempted organisation, of which there are about 15 with the power to issue one, which will allow for a CL site to continue to operate in the New Year and beyond.

The concern of Officers is that, until such a time as a new license is issued, there is no guarantee that a CL could operate from the site, and therefore that much of the proposed operational development could be superfluous to requirement, representing unjustified development within the countryside. Whilst Offices have previously considered most parts of the proposed operational development to be acceptable in visual terms, these conclusions had been formed having regard to the development promoting an existing rural business which contributes to the local economy.

With regards to the temporary tenting/rally activities, given that these are only temporary

events, it is not considered that they justify permanent facilities of the extent proposed. Furthermore, the other area of doubt in terms of being able to operate camping and caravan activities relates to the Council's recent resolution to examine the possibility of making an Article 4 Direction on the site which, if confirmed, could remove the permitted development rights altogether. Although it cannot be known at this time whether an Article 4 Direction will be confirmed, it nevertheless adds to the considerable doubt as to the future of the site in terms of operating camping and caravanning activities under permitted development rights.

9.3 Highways safety

It is noted that concern has been expressed over the highways implications of the development, including the safety of using the access onto the Berwick Road, the safety of its junction with the A303, and the potential for increased traffic and congestion. However, the professional advice given by the Council Highways Officers and the Highways Agency is that the development would not have an adverse affect upon highways safety on either the Berwick Road or the A303. This is subject to the consolidation of the surface to the first 5 metres of the access, which could be secured by condition. Consequently it is not considered that this planning authority could substantiate a reasonable objection on highways safety grounds.

9.4 Amenities of the occupiers of nearby property and other recreation users

Previous objections on residential amenity grounds have predominantly related to the implications of the proposed use of the site as a caravan and camping site. However, as already stated within this report, the caravan use does not require planning permission, at least for the present time, and it is only the operational development that can be considered. The neighbouring dwellings are considered to be a satisfactory distance from the proposals, with intervening landscaping, so as not to be significantly affected.

9.5 Sewerage & waste water disposal

Wessex Water have confirmed that the site is not within a sewered area, and the applicant's assertion that connection to the mains is not practical is accepted by Officers. A cesspit has been provided on the site to collect sewerage and grey water from the WC/toilet block, attached dish wash up area, and chemical toilet disposal area into a sealed 7000 litre unit. Advice within Circular 03/99 is therefore applicable to the development, which provides guidance on the use of non-mains sewerage systems. On the use of cesspits, this guidance states:

Whilst this Circular primarily deals with septic tank drainage systems, the attention of developers and local planning authorities is drawn to the implications of the use of cesspools. In principle, a properly constructed and maintained cesspool, being essentially a holding tank with no discharges, should not lead to environmental, amenity or public health problems. However, in practice, it is known that such problems occur as a result of frequent overflows due to poor maintenance, irregular emptying, lack of suitable vehicular access for emptying and even through inadequate capacity. These problems can be exacerbated by unsuitable conditions, such as some of those listed in paragraph 6 above. When considering a scheme proposing the use of cesspools, therefore, the local planning authority may wish to adopt the same process of considering the possibility of significant problems arising as described in paragraph 6 above, and whether these problems can be overcome by the attachment of suitable conditions to a planning permission.

It is not considered that the site is subject to unsuitable conditions, such as flooding, which

could result in problems from using such a system. However, the risks of overflow events is acknowledged, which could be particularly harmful given the topography and proximity of the site to the River Till. The applicant confirms that a contract has been entered into which will ensure the regular emptying of the cesspit. The proposed arrangements are considered acceptable, subject to the installation of an alarm to provide adequate warning against overflow.

9.6 Nature Conservation

The site itself is of limited potential for wildlife habitat, being well kept grassland/pasture. The adjacent riverside habitat, outside of the application site, is of more significance, particularly the River Till SSSI and SAC. The proposed development would not encroach directly upon this, and suitable controls on the disposal of potential sewerage and grey water run-off can be appropriately secured, as detailed above.

At the scale of development proposed the Council's Ecologist is satisfied that there will be no significant affects upon the River Till SSSI or SAC, and appropriate consideration has been given to the Habitats Regulations. New planting undertaken and proposed by the applicant also has the opportunity to enhance wildlife habitat within the site. Lighting within the site could potentially be controlled through conditions to minimise harmful light spill in the interests of wildlife associated with the nearby riverside habitat.

9.7 Archaeology

The site is outside of the World Heritage Site but within an area designated for its high archaeological potential. The Council Archaeologist notes that an archaeological watching brief should have been undertaken for the retrospective operational development which resulted in ground disturbance. Since such investigation cannot be undertaken retrospectively, and no additional works are proposed within the application, there is little that the Council can do to rectify this matter. However, the applicant has been informed of the requirement for archaeological investigations for any future such works, and has provided a scheme of investigation that would be followed in such an event.

10. Conclusion

It is a general principle of planning policy that development within the countryside should be strictly controlled and only permitted where it can be demonstrated that there is a reasonable need for the development and where the character of the countryside would be maintained. With the pending withdrawal of the Caravan Club CL license, and in the absence of any other lawful permanent camping and caravan activities occurring at the site, it is considered that the proposal would fail to provide a clear overriding need or justification that outweighs the national and local planning policy presumption against development in the countryside, resulting in an incongruous form of development that would fail to preserve the character and appearance of the rural area.

RECOMMENDATION

It is recommended that planning permission is REFUSED for the following reasons:

The application proposes various operational development to facilitate the operation of an existing Caravan Club Certified Location (CL) and the holding of temporary tenting/rally events, as may be permitted under the General Permitted Development Order. However, there

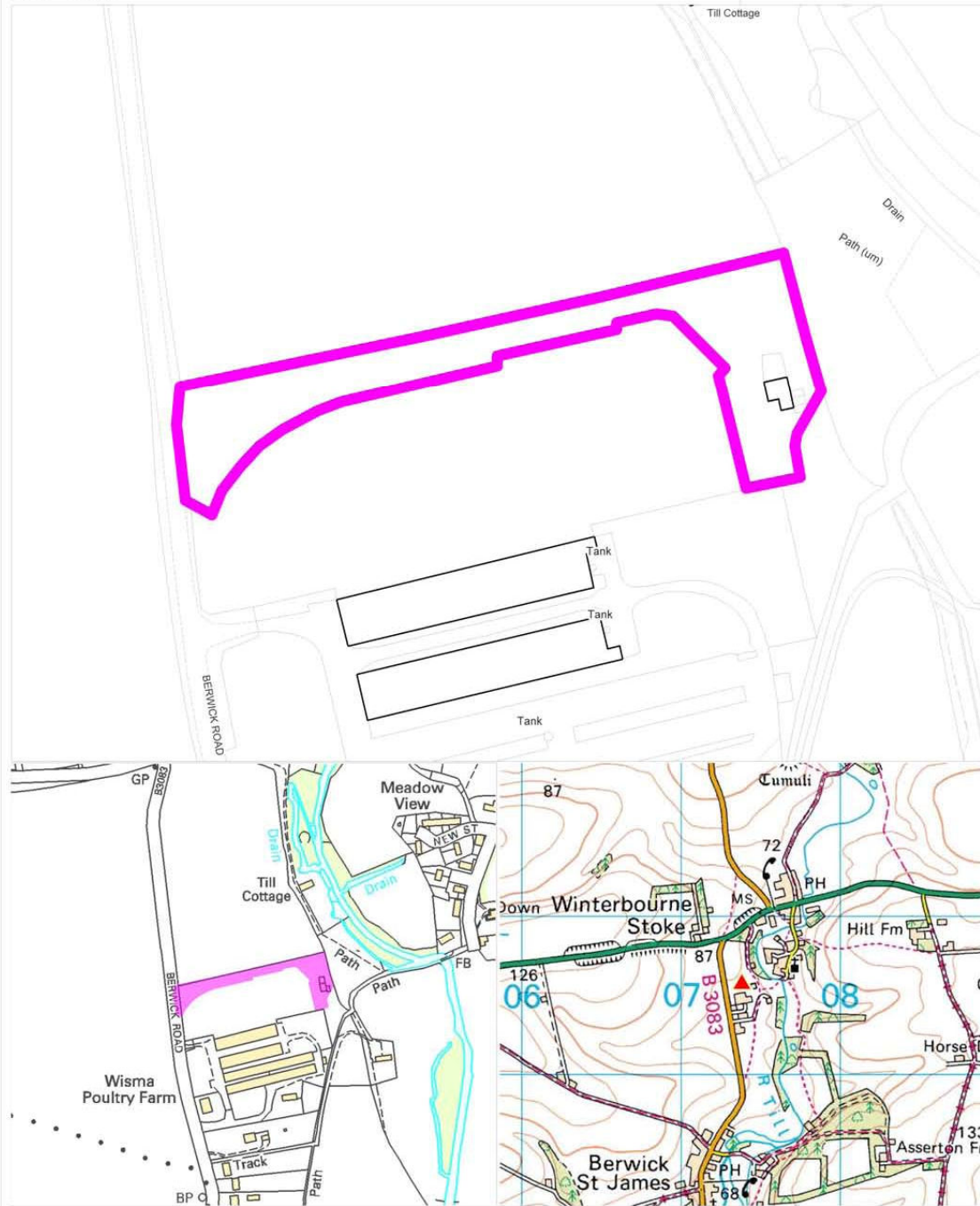
is considerable doubt over the future prospects of the site to operate as a CL due to the impending withdrawal of the applicant's CL license. Furthermore, without the operation of a CL site, it is not considered that the range of permanent facilities proposed, which include structures, hardstandings and other paraphernalia, can be adequately justified for tenting/rally events which are only permitted to be carried out on a temporary basis. Consequently, in the absence of a long term permanent need for the camping/caravan related proposals, the development would represent an unjustified intrusion into the countryside which planning policy seeks to protect. The development would therefore be contrary to planning policies which seek to preserve the character and appearance of the countryside, including saved policies C2 and C6 of the adopted Salisbury District Local Plan, and national planning policy PPS7.

And that:

The Area Development Manager (South) be authorised to take any necessary enforcement action under delegated powers in respect of the unauthorised operational development at this site.

Site Visit:

S/2010/1058



Wiltshire Council
Where everybody matters

STONEHENGE CARAVAN AND CAMPING SITE

SCALENTS DATE: 10/09/2010 08:08:56
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Deadline	28th July 2010		
Application Number:	S/2010/0797		
Site Address:	STONEHENGE CAMPSITE BERWICK ROAD BERWICK ST. JAMES SALISBURY SP3 4TQ		
Proposal:	RETROSPECTIVE APPLICATION FOR THE DISPLAY OF 2 ADVERTISEMENTS		
Applicant/ Agent:	MR TONY ALLEN		
Parish:	WINTERBOURNE STOKE - TILL/WYLYEVALLEY		
Grid Reference:	407430.6	140420.5	
Type of Application:	ADV		
Conservation Area:	WINTERBOURNE STOKE	LB Grade:	
Case Officer:	CHARLIE BRUCE-WHITE	Contact Number:	01722 434682

Reason for the application being considered by Committee:

The Southern Area Committee resolved that future applications at this site should be determined by the Committee due to the level of local interest.

Members should note that this application was deferred at the 16th September committee meeting due to the receipt of "significant late items". The late item related to the receipt of information from the Caravan Club that it did not intend to renew the applicant's Certified Location license from 01/01/11. The result was that Officers required further time to consider the planning implications of this decision, and make amended recommendations on application S/2010/0797 and S/2010/1058 accordingly.

1. Purpose of Report

To consider the above application and the recommendation of the Case Officer that planning permission be APPROVED subject to conditions.

Neighbourhood Responses

17 letters of objection/concern were received.

Parish/Town/City Council response

Winterbourne Stoke Parish Council - Support

Berwick St. James Parish Council - Object

2. Main Issues

- Principle of development
- Amenity

- Public safety

3. Site Description

The site relates to the entrance of Stonehenge Campsite, situated on the Berwick Road, to the south-west of Winterbourne Stoke. This is a small scale campsite, only lawfully permitted to operate under permitted development rights, comprising use as a Certified Location (CL) for up to 5 caravans, and use for temporary touring and camping events, such as 5 day meetings held by 'exempted organisations', or the use of land for not more than 28 days in a year for tented camping. The site falls within the Special Landscape Area.

4. Planning History

<i>App. No.</i>	<i>Proposal</i>	<i>Decision</i>	<i>Date</i>
213	Re-building of shed & piggeries	AC	01.06.50
TP/59	Construction of new access to highway	AC	27.06.51
TP/226	Site chosen for the erection of house or bungalow	AC	12.10.55
10/0007	Change of use of land to touring caravan and camping site, including retention of access, driveway, hardstandings, shower/wc block, chemical toilet disposal area, cess pit and electric hook up points.	R Appeal Undetermined	11.05.10
10/1058	Retrospective application to retain operational development associated with use of land as a caravan club site and tenting/rally area		Undetermined

5. The Proposal

Retrospective consent is sought for the retention of two freestanding signs, sited to either side of the site entrance, displaying "Stonehenge Campsite" and advertising "Caravan Rallies" and "Events Venue". The signs measure approximately 1200mm x 900mm, each being mounted on two wooden posts raising the signs off the ground by approximately 350mm. The signs have a dark brown background with white letting. The applicant details within the submitted Planning Statement that the advertisements have been placed to identify a certified caravan and camping club site.

6. Planning Policy

The following planning regulations and guidance is considered relevant to this proposal:

- The Town and Country Planning (Control of Advertisements) (England) Regulations 2007;
- Circular 03/07: Town and Country Planning (Control of Advertisements) (England) Regulations 2007;
- PPG19: *Outdoor Advertisement Control*;

- Local Plan policies G1, G2, C2, C6 (in so far as the policies relate to matters of “amenity” and “public safety”).

7. Consultations

Highways Officer

No objection in highway safety terms

Winterbourne Stoke Parish Council

Support

Berwick St. James Parish Council

Object on the following grounds: excessive in size and not relevant to the permitted use

8. Publicity

The application was advertised by neighbour notification and site notice.

17 letters of objection/concern were received, raising the following:

- Signs are excessive in relation to the permitted activities;
- Harmful to the character of the area.

9. Planning Considerations

9.1 Principle Of Development

Advertisements are subject to control only in the interests of “amenity” and “public safety”. The content, subject or design of an advertisement cannot be controlled unless it appears to the local planning authority to be required in the interests of “amenity” or “public safety”. Consent cannot be refused because the local planning authority considers the advertisement to be unnecessary, and it should therefore be accepted that anyone proposing to display an advertisement “needs” that advertisement in that particular location, whether for commercial or other reasons.

Consequently, in the determination of this application, little weight can be given to the future loss of the CL license or possibility that an Article 4 Direction might be imposed to prevent permitted development camping/caravanning activities.

9.2 Amenity

Two signs are proposed, either side of the site access, designed to indicate the entrance to the Stonehenge Campsite for vehicles travelling in either direction on Berwick Road. The signs are set back from the road, into the splayed part of the access. The existing earth bunds to either side of the access, which are currently unauthorised, provide the backdrop to the signs, and help to reduce their visual impact. However, even taking into account a reduction to the height/extent of the bunding so that they fall within permitted development, it is not considered that the signs would have an unacceptable visual impact. Such reduced height boundary

treatment would still provide an appropriate backdrop to the signs given their size and set back from, and angle to, the road. The dark brown background to the signs would be appropriate to the rural character of the area, and the white lettering and symbols are of a simple and modest style.

It is noted that concern has been raised by a number of third parties and Berwick St. James Parish Council that the signs are excessive for the permitted campsite use and that they could be construed as misleading in terms of the authorised activities that can take place on the land. However, the need for an advertisement or its displayed content are not material considerations. Rather the affect of the advertisement upon the visual amenity of the locality and public safety are the sole considerations.

9.3 Public safety

The Highways Officer has raised no objection in highway safety terms and it is not considered that the signs pose any other danger to public safety. Guidance within PPG19 also states that local planning authorities should bear in mind that some advertisements can positively benefit public safety by safely directing drivers to their destination. In this instance, it is considered that this is particularly relevant given the type of vehicles accessing the site i.e. cars towing a caravan, which would have particular difficulty attempting to manoeuvre on the B-class Berwick Road should the site access be accidentally missed.

10. Conclusion

Whilst there is some future doubt over the ability of the applicant to operate camping and caravanning activities from the land, given the requirements of the (advertisement) Regulations which limit considerations to matters of “amenity” and “public safety” only, the proposed signs are considered to be acceptable in terms of the relevant interests.

Recommendation

It is recommended that planning permission is GRANTED for the following reasons:

The proposed signs, by virtue of their siting, scale, colouring and design, would not have an unacceptable impact upon amenity or public safety. The proposal would therefore be in accordance with the aims and objectives of PPG19 and the relevant parts of Local Plan policies G1, G2, C2 and C6.

And subject to the following conditions:

- 1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2) No advertisement shall be sited or displayed so as to:
 - a. endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - b. obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to

navigation by water or air; or

- c. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

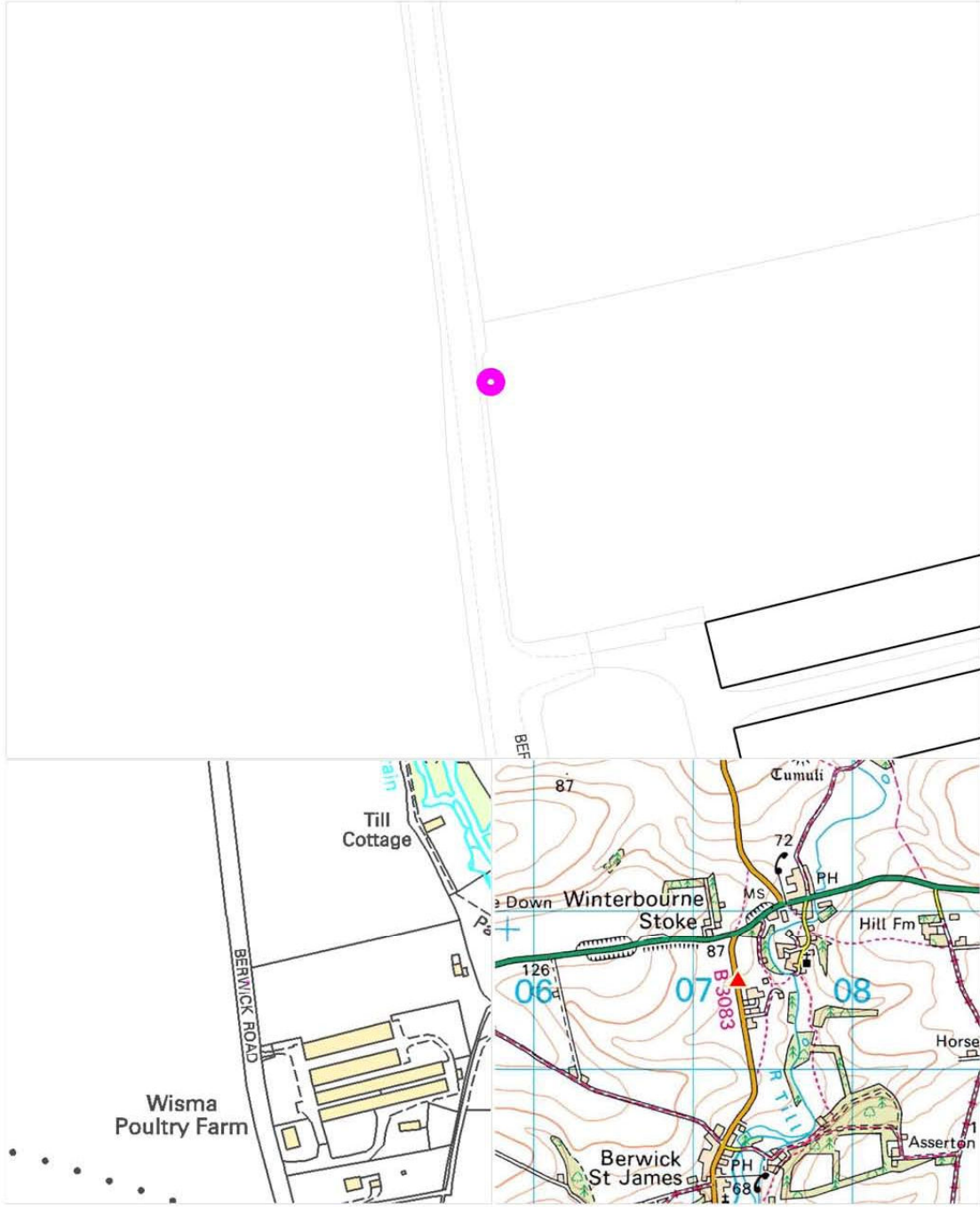
- 4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Site Visit:



STONEHENGE CAMPSITE

SCALE: NTS DATE: 02/09/2010 15:54:36
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Deadline	22 nd October 2010		
Application Number:	S/2010/1274		
Site Address:	LONDON ROAD AMESBURY SALISBURY SP4 7EQ		
Proposal:	ERECTION OF PETROL FILLING STATION INCLUDING KIOSK, CANOPY AND FUEL PUMPS. INSTALLATION OF NEW FUEL TANKS, ASSOCIATED PARKING, LANDSCAPING AND WORKS		
Applicant/ Agent:	G L HEARN		
Parish:	AMESBURY EAST - AMESBURY EAST		
Grid Reference:	146169.381081581 141985.848619938		
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	MR A MADGE	Contact Number:	01722 434380

Reason for the application being considered by Committee:

The director of Neighbourhood and Planning does not consider it prudent to exercise delegated powers due to the local interest and the finely balanced nature of the planning considerations in the application.

1. Purpose of Report

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

Neighbourhood Responses

15 letters/emails received objecting to proposal

No letters of support received

No letters commenting on application received

Parish Council Response

Support the application subject to conditions

2. Main Issues

The main issues to consider are:

- 9.1 The principle of development
- 9.2 The impact on the living conditions of nearby residential properties
- 9.3 The impact on the character and appearance of the area
- 9.4 The impact on highway safety
- 9.5 Other considerations

3. Site Description

The site consists of vacant land. It was previously used as a warehouse and storage depot, though the storage use has now ceased. The building used for this purpose has recently been demolished and at the time of the recent officer site visit, the site was being used for the parking of contractor vehicles associated with the building of the Tesco retail store across the road). It is understood that the site was used as a 'Mobil' filling station until 1955 and that a fuel pump remains.

In planning terms, the site is within Amesbury's Housing Policy Boundary and therefore within the 'settlement' in relation to planning policy. It is also within an Area of Archaeological Significance.

4. Planning History

The site was recently refused planning permission for a similar petrol filling station use to that which is currently proposed. Planning reference S/2010/0701 refers. The reason for refusal was:

- 1) *The proposed development by reason of its design, layout and the close proximity to nearby residential dwellings, particularly the circulation arrangement around the proposed kiosk, the height of the proposed fencing, and the potential for anti-social behaviour, would harm the amenities of adjacent dwellings, contrary to saved policy G2 of the adopted Salisbury District Local Plan.*

The approval for the development of a Tesco store on land opposite this site (reference S/2008/0572) is of relevance to this application. This was approved by the Secretary of State on appeal, on 22nd September 2009 and has latterly been amended by an application to change its external appearance.

5. The Proposal

The application proposes the erection of a petrol filling station. This includes petrol pumps, canopy 4.2m high to underside, kiosk (with sales facilities, sales floor and toilet facilities), air and water facility, car parking and a 4m high acoustic fence lowering to 2.5m high on the Eastern boundary and 2.1m high and 2.5m high on the Western boundary.

The filling station would employ the equivalent of 7 full time members of staff. The applicants propose that the station would be operated on a 07.00 – 23.00 hour, seven-days a week basis (though see below).

Although signage details have been included with the documentation, the advertisements do not form part of this application and (where they require consent) and will be considered separately under the Advertisement Regulations.

Changes made since the previous planning application:

- 1) The kiosk has been moved to the rear of the site and as a consequence the vehicular traffic does not run around the back of the site.
- 2) The fencing on two sides of the site has been reduced in height to alleviate neighbours concerns about the overbearing nature of the previous scheme. Whilst remaining at 4m in height along that side of the site where the neighbour had requested it.
- 3) Customer car parking (2 spaces and one disabled space) have been relocated.
- 4) A service yard has been sited to the rear of the kiosk to hide plant and refuse.

5) There is a larger forecourt for waiting vehicles.

6. Planning Policy

The following policies are considered relevant to this proposal:

Adopted Salisbury District Local Plan (saved policies)

G1, G2 – General Development Criteria
E16 – Employment uses
CN21 – Areas of Archaeological Significance

National Guidance

PPS4 – Planning for Sustainable Economic Growth

7. Consultations

Town Council

Amesbury Town Council – Support subject to conditions

Whilst the applicants have ensured that the reasons for refusal of the previous applications have been mitigated, Amesbury Town Council wishes to draw to the attention of the Environmental Officer the following:

- Reduced height of the acoustic fence. This in relation to current standards and that the neighbours are satisfied with the reduced height;
- Access to the kiosk by delivery and refuse vehicles. This is adjacent to Oak place and could cause noise problems with reversing beepers; it may be possible to overcome this by moving the kiosk a little to the left and positioning delivery access to the opposite side.

Highways

No response to application (any late response received will be reported to members).

Environment Agency

We have **no objection** to the proposed development **subject to the following conditions and informatives** being included in any planning permission granted

Groundwater and Contaminated Land

This application includes a Combined Phase I/II Environmental Assessment Report dated June 2010 and a Tank Removal Validation and Additional Trial Pitting Exercise Addendum Report, dated July 2010 (Project Ref: 06-3202.06) for the proposed petrol filling station at the Tesco Store, London Road, Amesbury.

It is likely that previous activities carried out at this site have not only caused contamination of

the soil (identified during the site investigation) but also the groundwater beneath the site which may present a threat to nearby surface waters. The site is situated on the Seaford Chalk Formation, a Principal Aquifer as defined by the Environment Agency's Groundwater Protection: Policy and Practice (GP3), therefore measures should be taken to ensure that there is no adverse impact on the groundwater quality. Due to insufficient information provided within the reports stated above we feel the risk to controlled waters has not been fully addressed at this stage.

We recommend to the local planning authority that any application for planning permission is accompanied by sufficient information to demonstrate that the risk of pollution to controlled waters is acceptable, as required by Planning Policy Statement (PPS) 23. As a minimum a Preliminary Risk Assessment should be carried out in order to adequately characterise the site and to assess the risks to controlled waters prior to granting planning permission. We recommend the developer carries out an assessment of the deeper groundwater in order to confirm that the aquifer has not been impacted by the contamination. The drilling of deeper boreholes may be necessary in order to fully establish the extent of contamination within the aquifer. We therefore agree with the recommendations stated within the Tank Removal Validation and Additional Trial Pitting Exercise Addendum Report and welcome the opportunity to review the results in due course.

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Environmental Health

Summarised comments in relation to amenity

The plans have reduced the height of the acoustic fence between the PFS and the adjacent residential properties. This, and the resultant increase in noise levels, has led to some consideration about appropriate opening hours for the PFS. Although the reduced fence height will lead to an increase in the level of noise experienced by the adjacent residential properties after reviewing the relevant guidance we do not feel that there are sufficient grounds to object to the requested terminal hour.

I would recommend that the following conditions are attached to any approval:

- 1) Hours of use.... The use hereby permitted shall not take place except between the hours of 07:00 to 23:00.
- 2) Deliveries... Deliveries to the site, including tanker deliveries, and waste collections shall not take place outside the hours of 07:00 to 21:00.
- 3) The customer parking spaces and forecourt shall be made inaccessible to motor vehicles when the petrol filling station is closed.
- 4) Construction.... 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 building.
- 5) Light... Any external lighting shall be installed and operated in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

- 6) Noise.... Noise from mechanical services and refrigeration plant shall not exceed the following noise rating levels (As defined by BS4142:1997):
LAeq (15min) 42 dB(A) between the hours of 07:00 and 23:00; and
LAeq (15min) 33 dB(A) between the hours of 23:00 and 07:00
at the boundary between the development and residential properties located on Oak Place and Beacon Close.

The reason for recommending each of these conditions is that it is in the interests of residential amenity.

Comments in relation to contamination

I have no adverse comments to make concerning the level of investigation undertaken at the site and the reporting into this work. I note the conclusions made in both the original Environmental Assessment (D-S project number 06-3202.06 - issued June 2010) and the Tank Removal Validation and additional trial pitting exercise report (dated 2nd July 2010) and can confirm that I find these acceptable in relation to the assessment of the potential impact of the development in relation to human health.

Specifically, I note that removal of potentially hydrocarbon impacted soils may be required following further assessment of soils from the UST void and Trial pits 607/604 and would appreciate confirmation of whether this will be necessary and how it is to be carried out. We will also need to agree the quality standard used for any imported materials to the site, including the soils and subsoil's proposed to be imported for the landscaped areas across the site.

I also note the comments relating to protection against potential ingress of hazardous ground gas and confirm that we will require a minimum of two rounds of hazardous ground gas monitoring following the installation of shallow monitoring wells within the made ground at the site. Please contact me to discuss your proposals accordingly.

Archaeology

My former colleague commented on the original application and considered that, although there was potential for archaeological remains in the area, that these had probably been disturbed by previous land use of the site. She therefore did not recommend any archaeological works.

I concur with this recommendation and therefore have no further comment to make on this application.

Highways Agency

Content that the proposals will not have any detrimental effect on the strategic road Network. On this basis we offer no objections to the application.

8. Publicity

The application was advertised by site notice and neighbour notification with an expiry date of 7th October 2010.

15 letters have been received, including a letter containing six names, raising the following points and concerns:

- Height of the perimeter acoustic fence, is too low allowing noise and disturbance to neighbouring properties;

- A 4m high fence giving greater sound protection would be better;
- There are already 4 petrol filling stations nearby, including a 24hr supermarket brand;
- A number of nearby filling stations are run by small businessmen who will have to close;
- Impact from noise and disturbance
- Had the PFS been included with the supermarket, then the Inspector's decision could well have been different;
- Impact on town centre from out-of-town development, which this would consolidate;
- Impact from additional traffic resulting in delays and congestion;
- Over 150m of London Road there will be a roundabout (Tesco's/Hideaway garage), 2 residential roads and 2 x two bus stops. Traffic likely to have to queue to use pumps;
- Pollution to properties in Oak Place and Beacon Close;
- London Road already has traffic problems with the distribution companies using Solstice Park and the former NAFFI complex, and using it as a diversion to avoid the Countess Roundabout junction;
- All vehicles using the petrol station will pass only a few yards from the adjoining residential properties;
- Noise from air conditioning unit, bin store, air compressor and 'plant' would be close to Beacon Close;
- Fence will give little protection in the event of fire or if struck by vehicles. Fencing should be brick and at least 3m in height;
- Impact from contamination, noise, fumes and light;
- The site is considered to be contrary to local plan policies G2 (ii), (vi), (vii), (viii), D1 (ii), (iii) and (iv).
- Considered that the canopy will reflect sound out and over the acoustic wall.
- Considered that the environmental report should be updated now that structures have been removed from site
- Consider that there will be light pollution from the petrol station particularly in the evenings
- Consider that Tesco will seek to extend opening hours of Petrol station in the future.
- Considered that application will harm local businesses.
- kiosk has been moved to the rear of the site therefore only a small distance away from peoples gardens.
- Fence that drops to 2.5M is not acceptable for security and noise purposes.
- Reversing beepers on vehicles will cause noise disturbance.
- Deliveries should be made from Solstice Park
- Revised application shows that the site is too narrow for a petrol filling station
- Applicant should close store between the hours of ten pm and seven am

9. Planning Considerations

9.1 The principle of development

The Local Plan has no specific policy relating to the erection of new petrol stations. The site is on 'previously developed land' and therefore, in principle, development is not unacceptable. However the site is a former employment site and therefore consideration needs to be given policy E16 which relates to the loss of employment uses, as well as other planning considerations.

Government advice is contained primarily within PPS4, which is generally favourable towards applications that secure sustainable economic growth.

PPS4 Policy EC10.2 does set out a range of criteria that need to be met, relating to (i) limiting carbon dioxide emissions and ensuring resilience to climate change; (ii) encouraging accessibility by a choice of transport methods; (iii) having a high quality design; (iv) having a positive impact on economic and physical regeneration and (v) the impact on local employment.

In relation to the first criteria, it is argued that the construction materials would be sustainably sourced and erected partially off-site, reducing waste and the need for some direct travel to the site. The lighting and water fixtures would have minimal energy consumption and the orientation allows for maximum sunlight. It is accepted that sufficient measures have been proposed to demonstrate a limiting of emissions and the effects of climate change.

In relation to access, it is argued that accessibility to the Tesco store was considered during the Inquiry, and that the store (and by implication, the PFS site as well) was found to be accessible by public transport, walking and cycling. It is recognised that the proposed use inherently relies on access by private vehicles, but it is considered that there is the ability to access the site by a range of transport modes.

The other criteria of EC10.2 are considered separately below under separate headings. Consideration has also been given to whether the proposed use is a 'main town centre use' in relation to other policies in PPS4. Although it is debatable (as a petrol station is a retail use), it is considered that a petrol filling station is not a main town centre use. After all, many petrol stations are not in town centre locations, and all are largely dependant on car access and use.

In principle, it is considered that the proposed use is not unacceptable. However, consideration has to be given to more detailed issues.

9.1.1 The question of 'need' for a Petrol Filling Station

Concern has been expressed by local residents that there is no 'need' for the proposed petrol station, given the availability of other facilities nearby, and indeed that the development of a Tesco filling station will harm the economic viability of these other facilities.

PPS4 says that local planning authorities should promote competition and provide consumer choice, and this relates as much to petrol stations as to any other commercial use. PPS4 also says that the Government wants to encourage competition between retailers and enhanced consumer choice, to meet the needs of the entire community.

It is entirely understandable that local petrol retailers are concerned that Tescos will impact on their existing trade, but the fact remains that preventing competition is not a reason for refusing planning permission.

While the need for a particular form of larger scale retail development used to be a consideration under the previous guidance in PPS6 (to prevent large supermarkets adversely affecting small towns), the new PPS4 restricts consideration of need to more strategic decisions (for example where and when to allocate land for detailed development through Core Strategies) and also in applying the sequential test.

However, the sequential test is not relevant to uses that are not 'main town centre uses' (see above), and nor should it be applied to ancillary uses or extensions with a floorspace of less than 200 square metres. In this case, it is considered that the facility provided by this filling station and small retail (at 84 square metres) can be viewed as ancillary to the Tesco store and can be treated as a relatively minor extension.

On this basis, it is considered that the question of 'need' does not arise in assessing the planning merits under PPS4. The question of whether there is a need for the proposed filling station is not one that could form a reason for refusal. Despite the concerns of local residents, traders and others, the reality is that if permission was refused on the grounds of lack of need, an appeal would be very difficult to defend.

9.1.2 Loss of the existing employment use

Local Plan policy E16 says that on land 'currently used or allocated' for employment uses, the change of use or redevelopment to other uses will only be permitted where a similar number and range of job opportunities are to be provided. The only exception to this is where continued employment use of the site is unviable, or where Conservation or Environmental Health benefits outweigh these concerns.

It could be argued that the application site is not currently used or allocated for employment uses. Although the previous use was for warehousing (a B8 use), that use has ceased and the building has been demolished. There is case law to suggest that, where a building is demolished, this means that the site has a 'nil' use, and that there is no existing employment use to be lost.

Even if that argument is not accepted, the previous warehouse is likely to have generated relatively little employment, whereas in contrast the proposed filling station would generate the equivalent of some seven full time jobs.

Furthermore, the question of employment was considered during the Tesco call-in Inquiry where the Inspector considered it unlikely that that site would be retained for employment use; and that any alternative uses would be for housing or mixed uses. These considerations apply to this site as well.

Overall, it is considered that the proposal would not, in reality, result in the loss of an employment use and would in fact result in some additional employment opportunities. It is therefore considered that it would comply with Local Plan policy E16.

9.2 The impact on the living conditions of nearby residential properties

A significant amount of concern has been expressed by local residents about the impact of the proposed petrol station on their amenities, particularly those properties that are in close proximity to the site.

The concerns relate to the noise, disturbance, fumes and risk from the petrol station and from associated uses including the air and water facility, plant and machinery etc. Concern is also expressed regarding the impact of the proposed fencing that would surround much of the site, conversely to the previous application that the lowered height of fencing would not give sufficient protection to neighbouring properties.

The Council's Environmental Health department has been consulted, and their comments are set out above. They have considered the applicant's noise assessment as well as other factors (for example lighting, odours etc).

Environmental Health have made clear that they do not object to the site being used as a petrol filling station in general, but they do have concerns about late night operation, at a time when residents have an expectation of lower levels of noise and disturbance, and when such noise is likely to be greater, as the ambient noise level reduces.

On this basis, the Council's Environmental Health officers do not object to the principle of development, but have recommended a condition in view of the lowered fence height preventing use of the filling station between 23:00 and 07:00. They have also recommended conditions in relation to deliveries (including tanker vehicles), the closing of parking spaces when the station is closed, light and noise levels.

Environmental Health's observations are based on the inclusion within the scheme of the now reduced height 2.1m – 4M high acoustic fence, which is intended to limit noise and disturbance from the petrol station and associated uses.

The previous officer's report considered that – "it is possible that a reduced-height fence might be acceptable to Environmental Health because the (previous) 4m height was based on 24 hour use". It is clear from the objections to the proposal received that whilst some residents are now happier with the 2.1M High fence particularly in relation to light levels in their property, there are still a considerable number of residents who consider that the reduced height will merely create an increased level of noise and disturbance to properties.

In light of environmental health's recommendation, it is considered that permission cannot be refused on the grounds of the impact of the proposed filling station in terms of noise/disturbance on the amenities or nearby residential properties, and be successfully defended at appeal.

Apart from environmental health concerns, consideration has also been given to the more general amenity concerns, for instance the impact of the fencing and of the station buildings and canopy itself on the adjacent residential properties.

It is recognised that where the fence is 4m high at the rear of the site the fence will be relatively tall. However, the impact of the fence has to be set against the height and position of the building that occupied the site until very recently. The applicant's plans show the proposal in relation to the previous building. It is clear that the impact of the fencing would be not as great in terms of light or dominance than that caused by the previous building. While the fence might be slightly closer to the boundaries, it would be much lower (to eaves and ridge) than the now-demolished building.

It is considered that in terms of dominance and potential overshadowing the now reduced 2.1 M high fence will be much more acceptable to the occupiers of no 6 Oak Place as it will have a much reduced impact because of its lessened height. To the rear of the site (eg 20 Beacon Close) the previous building was close to the boundary, and the acoustic fencing would be only slightly nearer to the residential boundary, with a similar difference between the eaves (5.2m) and the fence height.

Of the properties that bound the application site, 20 Beacon Close has ground and first floor windows that face the site, while 6 Oak Place has a flank, ground floor window. The fact remains, however, that these windows would until recently have faced a larger industrial building, resulting in greater impact on light and dominance. Although that building has now been demolished, the properties would have benefited from the absence of the building for only a short period of time.

It is recognised that while the former building filled much of the site in terms of width, it was set well back into the site. In contrast the proposed fencing ends at a point just forward of 7 Oak Place's 'building line'. However, this property has no windows on the side elevation facing the application site and, therefore because of the reduction in height to 2.1m on this boundary there will be very limited light lost to that property's gardens. This would not be harmful enough to warrant refusing planning permission.

Consideration has also been given to the impact from lighting of the filling station on the amenities of neighbouring properties. The applicants have submitted a Lighting Assessment which the Environmental Health officer has considered. A condition relating to lighting is proposed above.

In relation to the impact on the eastern part of the site (i.e. the former dairy buildings), this area is now vacant and undeveloped. The potential future uses of this site are open to speculation. While residential might be an acceptable use of this land, there is no reason to believe that the proposed petrol station would prevent development of the land to the east in an acceptable way.

Overall, while the concerns of local residents and others are entirely understandable, it is considered that to refuse planning permission on the grounds of the impact on neighbours' amenities from the revised scheme would not be successfully defensible at appeal.

9.3 The impact on the character and appearance of the area

Consideration has been given to the impact on the character and appearance of the area from the erection of the proposed petrol filling station. The character of the area is fairly mixed, ranging from residential dwellings immediately adjacent to the west and north, to the 'Focus' DIY store opposite to the south, and the vacant, open site to the east. The site previously has a warehouse use and appearance, although of course this has since been removed.

The proposed petrol station would appear (perhaps inevitably) utilitarian and functional. There are no easy ways of making a filling station on any site appear attractive, with the canopy, fuel pumps, and cars coming and going. Furthermore this particular site is relatively cramped.

The erection of the fence adds to this impact, although its reduction to 2.5M and 2.1 M along two of the boundaries has softened this. The design of the kiosk itself, however, is reasonably attractive, using timber cladding and light-coloured panels. A small amount of landscaping is proposed at the front of the site adjacent to the water and air facilities to help ameliorate the impact of the development, albeit to a limited extent.

Bearing in mind the appearance of the existing site, the previous utilitarian warehouse building that was until recently on the site, and the mixed character of the site's surroundings, it is considered that refusal of permission, on the grounds of its visual impact, would be difficult to defend at appeal.

It is considered that there would be no significant harm to the area's character and appearance, and that the proposal would not conflict with Local Plan policy G2, although this is an 'on balance' judgement.

9.4 The impact on highway safety

The applicant's Transport Statement makes it clear that this proposal is a complementary facility to the Tesco Superstore and will be located close to this store in London Road. As such, a number of the trips to the petrol filling station will be linked trips with the proposed store – 7% (54 2-way trips) in the AM peak hour and 8% (52 2-way trips) in the PM peak hour.

The Transport Statement goes on to consider that the remaining trips for the filling station only are considered to be 'pass by' trips ie journeys by vehicles that are already travelling on the network. The applicant's Transport Statement therefore concludes that there will be no net increase to trips resulting from the proposed filling station, although there will be local changes to turning movements.

In response to previous concerns raised by residents to the one way system and particularly potential noise from vehicles moving around the back of the kiosk. The applicants have amended the layout so that vehicles now exit in front of the kiosk and in order to improve traffic flow. It is considered that this system would be acceptable to officers.

Both the Highways Agency (and it is anticipated the Highways department) are content that the proposal as submitted will not generate unacceptable levels of queuing, while Environmental health are satisfied with regard to the impact on properties around the site.

9.5 Other considerations

The Environment Agency and Environmental Health officer have both considered the potential for contamination to be released from the previous uses of the site during the commencement of building operations. Although an initial assessment has been undertaken, both environmental departments have requested further information, that can be secured by condition. On this basis, it is considered that there would be not harm resulting from contamination that cannot be prevented and mitigated by condition.

Consideration has been given to the potential impact on ecology and archaeology, both of which have been the subject of statements submitted by the applicants. In terms of ecology, the applicant's assessment concludes that there is no reason to suggest that any ecological designations, habitats or protected species would be adversely affected. There is no reason to disagree with this assessment.

In relation to archaeology, although there is some potential for archaeological remains to be found on site, it is considered that the previous use would have resulted in disturbance, and the Council's Archaeology department does not consider that further information or a condition for a watching brief is necessary in this instance.

10. Conclusion

Through amendments, the applicant has sought to address the reasons for refusal on the previous scheme

The proposed development would not be unacceptable in principle. Provided its hours are restricted to 7.00am -11.00pm, it would not harm the living conditions of neighbouring properties through unacceptable noise and disturbance, fumes or odour.

The filling station would not harm the character or appearance of the area, the safety of highway users or the Strategic Road Network. It would not be harmful in terms of contamination, archaeology, ecology or any other material planning consideration.

The development would therefore comply with saved policies G1, G2 (General Development Criteria), E16 (Employment uses) and CN21 (Areas of Archaeological Significance) or the advice in national guidance PPS4 (Planning for Sustainable Economic Growth).

Recommendation

It is recommended that planning permission is GRANTED for the following reasons:

The proposed development would not be unacceptable in principle. Provided its hours are restricted, it would not harm the living conditions of neighbouring properties through

unacceptable noise and disturbance, fumes or odour. The filling station would not harm the character or appearance of the area, the safety of highway users or the Strategic Road Network. It would not be harmful in terms of contamination, archaeology, ecology or any other material planning consideration. The development would therefore comply with saved policies G1, G2 (General Development Criteria), E16 (Employment uses) and CN21 (Areas of Archaeological Significance) or the advice in national guidance PPS4 (Planning for Sustainable Economic Growth).

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 development hereby approved shall be undertaken in full accordance with the following approved plans:

Location and Site Plan 1625-08A, received 27th August 2010
Proposed Elevations 1625-09B, received 27th August 2010
Kiosk plans and elevations 1625-10, received 27th August 2010
Proposed Elevations 1625-09B, received 27th August 2010
Site Sections and Site Set Out 1625-11B, received 27th August 2010

REASON: for the avoidance of doubt

(3) The development hereby approved shall use the materials specified in the application documentation unless otherwise agreed, in writing, by the Local Planning Authority.

REASON: in the interests of the character and appearance of the area.

POLICY: G2

(4) The use hereby permitted shall not take place except between the hours of 07:00 to 23:00
REASON: in the interests of residential amenity

POLICY: G2

(5) Deliveries to the site, including tanker deliveries, and waste collections shall not take place outside the hours of 07:00 to 21:00.

REASON: in the interests of residential amenity

POLICY: G2

(6) Prior to the commencement of development, a scheme to ensure that the customer parking spaces and forecourt are made inaccessible to motor vehicles when the petrol filling station is closed, shall be submitted to and approved, in writing, by the Local Planning Authority. Development shall be undertaken in accordance with the scheme thereby approved.

REASON: in the interests of residential amenity

POLICY: G2

(7) Noise from mechanical services and refrigeration plant shall not exceed the following noise rating levels (As defined by BS4142:1997):

LAeq (15min) 42 dB(A) between the hours of 07:00 and 23:00; and

LAeq (15min) 33 dB(A) between the hours of 23:00 and 07:00

at the boundary between the development and residential properties located on Oak Place and Beacon Close.

REASON: in the interests of residential amenity

POLICY: G2

(8) Prior to the first use of the development hereby approved, a revised Travel Plan for the superstore shall be submitted to and approved, in writing, by the Local Planning Authority, take into account the additional employees at the filling station. Development shall be undertaken and operated in perpetuity in accordance with the approved Travel Plan.

REASON: in the interests of sustainable transport

POLICY: G1

(9) Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

(1) A preliminary risk assessment which has identified:

(a) All previous uses

(b) Potential contaminants associated with those uses

(c) A conceptual model of the site indicating sources, pathways and receptors

(d) Potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure the proposed development will not cause pollution of Controlled Waters

(10) The development hereby approved shall be undertaken in accordance with the Supporting Landscape Submission dated April 2010 unless otherwise agreed, in writing, by the Local Planning Authority.

REASON: in the interests of the character and appearance of the area

POLICY: G2

(11) Before the start of the development, full details of reconstructed access points across the existing footway, including any necessary drainage together with details of the revisions to the ghost island markings in London Road, shall be submitted for the written approval of the Local Planning Authority. The accesses and road markings shall be constructed and installed in accordance with the approved details before the first use of the development.

REASON: in the interests of highway safety and to ensure safe pedestrian access across the vehicular access points.

POLICY: G2

(12) Before the start of the development, details of a traffic management scheme for signing and markings to control vehicular movements at the ingress and egress points onto the public highway shall be submitted for the approval of the Local Planning Authority. The traffic management scheme shall be provided in accordance with the approved details before the first use of the development and retained and maintained thereafter.

REASON: in the interests of highway safety

POLICY: G2

(13) Prior to the commencement of development, full details of the proposed acoustic fence shall be submitted to and approved, in writing, by the Local Planning Authority. The fence shall be erected in accordance with the approved details prior to the first use of the development, and shall remain in place in perpetuity.

REASON: in the interests of the amenities of neighbouring properties

POLICY: G2

(14) Prior to the commencement of development a scheme of external lighting shall be submitted to the local planning authority for approval. Any lighting installed shall comply with the details approved by the local planning authority.

REASON: In the interests of the amenities of neighbouring properties

POLICY: G2

(15) No construction work shall take place on Sundays or Public Holidays or outside the hours of 7:30 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 kiosk.

REASON: In the interests of the amenities of neighbouring properties

Policy: G2

INFORMATIVES FROM THE ENVIRONMENT AGENCY

Foul Drainage

The foul drainage must be kept separate from the clean surface and roof water.

The foul drainage must be connected to the public sewerage system. You should liaise with the Water Company regarding the availability, location and adequacy of the existing public sewerage and sewage treatment facilities.

Any vehicle wash area must have a dedicated drainage system which collects run-off. The run-off must be directed to the foul sewer with the local water companies consent or collected in a suitable sized storage tank for collection by a registered waste carrier.

Pollution Control

The underground tank on this development may not be controlled under the Petroleum Regulations. The Local Planning Authority should ensure that the design meets the requirements of the Building Control Officer to prevent leakage into groundwater.

The oil interceptor must be capable of holding the contents of the largest compartment of any road tanker, which delivers fuel to the site.

Underground or over ground pipelines should be adequately protected against leakage particularly by corrosion.

Underground chemical, oil or fuel storage tanks should be constructed of material resistant to attack by the substance stored therein and protected against corrosion. The tank vent pipe should be taken to a sufficient height to prevent an overflow taking place in the event of the tank being overfilled.

Surface water from car parking areas less than 0.5 hectares and roads should discharge to watercourse or ground via deep sealed trapped gullies. For car parks greater than 0.5 hectares in area, oil interceptor facilities are required such that at least 6 minutes retention is provided for a storm of 12.5mm rainfall per hour. With approved "by-pass" type of interceptors, flows generated by rainfall rates in excess of 5mm/hour may be allowed to by-pass the interceptor provided the overflow device is designed so that oily matter is retained. Lorry parks, fuel filling areas, off loading areas require full oil interceptor facilities and "by-pass" interceptors are not considered suitable. Segregation of roof water should be carried out where possible to minimise the flow of contaminated water to be treated. Detergents, emulsifiers and solvents must not be allowed to drain to the interceptor as these would render it ineffective.

Water Efficiency

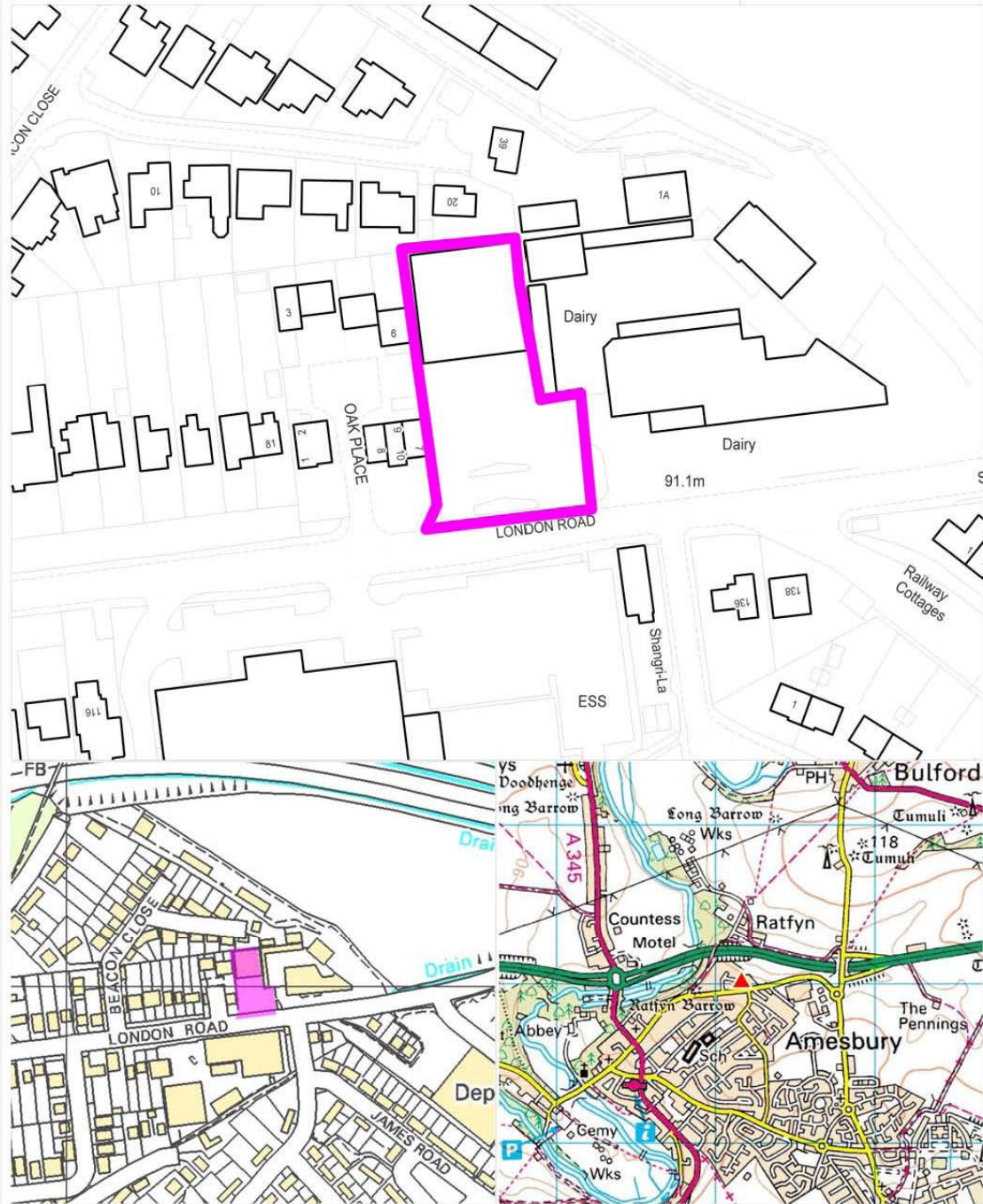
Water efficiency measures should be incorporated into this scheme. These could include, for example, water butts, rainwater recycling and the use of water-efficient internal appliances and systems. It would assist in conserving natural water resources and offer some contingency during times of water shortage. A copy of our publication 'Conserving Water in Buildings' is available upon request.

Appendices	None
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Background Documents used in the preparation of this report:	Location and Site Plan 1625-08A, received 27th August 2010 Proposed Elevations 1625-09B, received 27th August 2010 Kiosk plans and elevations 1625-10, received 27th August 2010 Proposed Elevations 1625-09B, received 27 th August 2010 Site Sections and Site Set Out 1625-11B, received 27th August 2010
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S/2010/1274

Site Visit:



LONDON ROAD AMESBURY



SCALE: NTS DATE: 19/10/2010 10:08:40
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Deadline	19th May 2010		
Application Number:	S/2010/0424		
Site Address:	MOOSE HALL 63 DEVIZES ROAD SALISBURY SP2 7LQ		
Proposal:	THE EXISTING BUILDING IS TO BE DEMOLISHED, PROPOSED 6 FLATS, ALL 1 BEDROOMS. 3 STOREYS HIGH WITH PROPOSED BIN STORE & BICYCLE STORE.		
Applicant/ Agent:	PAUL STEVENS		
Parish:	SALISBURY CITY COUNCIL ST PAULS		
Grid Reference:	413587	130587	
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	MR T WIPPELL	Contact Number:	01722 434554

1. Purpose of Report

To consider the above application and the recommendation of the case officer to APPROVE the development subject to conditions.

Neighbour Responses

43 letters of objection to the proposal

No letters of support received

No letters commenting on the application received

City Council Response

No response received

2. Main Issues

1. Principle
2. Loss of Community Facility
3. Visual Impact
4. Impact on amenities
5. Highway safety
6. Public Recreational Open Space

3. Site Description

Moose Hall is sited on the Devizes Road, approximately 250 metres North of St Paul's roundabout. The building is a 20th Century red-brick Meeting Hall, which is set back 4 metres from the pavement in-between two sets of terraced dwellings. The site is approximately 11 metres wide by 30 metres deep, with the building's current footprint occupying approximately 75% of the total site.

The surrounding area is largely characterised by Victorian Terraced housing, although there are some examples of 3-storey dwellings, flats and commercial units.

4. Planning History

S/2008/0595 Demolition of Hall and erection of 7 flats R

S/2009/218 Demolition of Hall and erection of 6 flats R

The above 2009 application was refused for the following reasons:

1. Moose Hall is sited on the Devizes Road, approximately 250 metres North of St Paul's roundabout. The building is a 20th Century red-brick Meeting Hall, which is set back 4 metres from the pavement in-between two sets of terraced dwellings. The site is approximately 11 metres wide by 30 metres deep, and the current footprint of the building occupies approximately 75% of the total site. The surrounding area is largely characterised by Victorian Terraced housing, although there are some examples of 3-storey dwellings and commercial units.

The proposal is to demolish Moose Hall, and construct a block of 6 one-bed flats. Notwithstanding the revisions to the scheme, it is considered that the overall design and siting of the proposed building, would result in an awkward and discordant building on this relatively narrow plot, which would be out of keeping with the predominant characteristics of the immediate streetscene, which is typified by two-storey terraced buildings. The proposal is therefore considered to be contrary to policies D2, G2, and H8 of the Salisbury District Local Plan.

2. The proposal includes large amount of glazing and the inclusion of 4 balconies at high level at the rear of the development. Notwithstanding the reduced height of the development and the introduction of screening trellis to the sides of the balconies, the resulting scheme would be likely to have an adverse impact on the existing amenities enjoyed by adjacent residents to the rear of the site, due to the actual and perceived reduction in existing levels of privacy, and due to the over dominant nature of the proposal. The development would therefore be contrary to Policies D2, G2 and H8 of the adopted Salisbury District Local Plan, which seek to ensure that new residential development respects and enhances the existing character of the area, without detrimentally affecting neighbouring amenities.

3. The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan, as appropriate provision towards public recreational open space has not been made.

5. The Proposal

The proposal is to demolish Moose Hall and erect a block of 6 one-bedroom flats, incorporating landscaping at the rear of the site and bin storage to the front. The front-facing elevation is to be three-storeys high with a hipped roof, and will be constructed of bricks and render. No parking spaces are proposed.

The main differences between the previously refused scheme and the current proposal are summarised as follows:

- 'Setting back' of part of the building by approximately 1 metre

- A revised design at the front, including a new porch, revised materials (part brick, part render) and changes to window designs (ie- narrower windows at the top, to draw the eye upwards)
- Brick banding/ detailing to the side elevations
- A reduction in glazing towards the rear- with the balconies omitted

6. Planning Policy

The following development plan policies and national planning guidance are considered relevant to this proposal:

G1, G2, D1, D2, H8, Local Plan saved policies

PPS1 (Sustainable Development)

PPS3 (Housing)

PPS4 (Planning for Sustainable Economic Growth)

7. Consultations

Environment Agency

No objection to the development, but recommend conditions about water efficiency

Environmental Health

No works shall begin until a scheme for protecting the proposed flats from traffic noise from the main Devizes road has been submitted to and approved by the Local Planning Authority. Conditions also suggested in regard to hours of construction and demolition methods to be agreed.

Highways

In summary, no highway objection is recommended as the site is close to town and within walking distance of public transport/ services.

I have explored all avenues about how the structure can be built- The reduction to 6 flats (from 7) is welcomed from the earlier scheme and on, balance, no highway objection is recommended. By means of explanation, I confirm that the earlier scheme was considered an over intensification from a highway viewpoint and the scheme has now been reduced to 6 No one bed flats. These clearly cannot be occupied by car owners as there is no where to park a car in close proximity to the site. Servicing, whilst causing some inconvenience to other road users, would, for the current scheme, be no worse that servicing to other properties along Devizes Road which also have no means of enabling service vehicles to park clear of the highway.

However, I feel it is important to provide informatives to the applicant whether the scheme is approved or not, as follows:

1. In the event that permission is granted, Wiltshire Council will not provide residents parking permits to new development within scheme areas when no off street parking provision is being provided by the development. It is felt that such schemes would be occupied by non car

owning residents and visitors would be able to walk from city centre parking spaces or use public transport.

2. The development site is in a very restricted location on the road network and presents serious road safety issues for building construction deliveries when obstruction could occur. Hence, the developer should consult with the local highway authority (Wilton Area office, telephone 01722 744550) before construction work begins to agree a suitable traffic management plan for the delivery of materials. Obstruction of the public highway could result in an offence under the Road Traffic Act and could endanger members of the public using the highway on foot and travelling by other means.

8. Publicity

The application was advertised by site notice / neighbour notification - Expiry date 22nd April 2010

43 letters of objection received (including from Salisbury Civic Society, the Ancient Monuments Society and Wiltshire Heritage), with the main points of objection summarised as follows:

- The lack of parking spaces will lead to increased pressures on the road network inside and outside the resident's parking zone
- The loss of Moose Hall is regrettable
- Highway safety due to lack of parking provision
- Overlooking to rear, sides and front
- Overdevelopment
- Poor Design
- Could harm archaeology
- Out of keeping with the streetscene
- Access along Devizes Road will be obstructed during construction
- Overshadowing to the adjacent properties
- Overdominance to the adjacent properties
- The rendered finish of the building is out-of-keeping with the streetscene

9. Planning Considerations

A previous application was refused on design/ amenity grounds, for the reasons given in the site history section. This new proposal (which sees a revised design at the front/ sides, a reduction in glazing towards the rear and revised materials/ roof design) therefore has to be considered in the light of this previous application, and the differences between the schemes critically examined.

9.1 Principle

Local Plan Policy G1 seeks to "promote the vitality and viability of local communities". Local Plan Policy G2 ensures developments do not have any significant adverse impacts on the amenities of neighbouring properties.

This property is located within a Housing Policy Boundary (Policy H8). As a result, residential developments will be allowed provided they comply with the relevant design policy.

Local Plan Policy D2 (Infill Development) states that *Proposals for street and infill*

development will be permitted where proposals respect or enhance the character of appearance of an area in terms of the following criteria:

- (i) the building line, scale of the area, heights and massing of adjoining buildings and the characteristic building plot widths;*
- (ii) the architectural characteristics and the type, colour of the materials of adjoining buildings; and*
- (iii) the complexity and richness of materials, form and detailing of existing buildings where the character of the area is enhanced by such buildings and the new development proposes to replicate such richness*

Local Plan Policy PS3 (Protection of Community Facilities) does not apply within the city centre, having been intended solely to protect community and similar facilities in the *Villages* within the district. This stance has been upheld on appeal by Inspectors.

PPS1 (Delivering Sustainable Development), para.5, requires planning to “facilitate and promote sustainable and inclusive patterns of urban and rural development”, and one of the criteria for achieving this is: “[by] *ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.*”

PPS3 (Housing) states that: When identifying previously-developed land for housing development, Local Planning Authorities and Regional Planning Bodies will, in particular, need to consider sustainability issues as some sites will not necessarily be suitable for housing... Key characteristics of a mixed community are a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people.

PPS4 (Planning for sustainable economic growth) suggests that at the local level, Planning Officers should identify sites or buildings within existing centres suitable for development, conversion or change of use.

9.2 Loss of Community Facility

In regard to the loss of the meeting Hall, the sustainability aims of Policy G1 has been used by a number of Planning Inspectors to refuse schemes within the suburbs of the city which would result in the loss of a community facility which would be central to the economic/social life of the settlement. Of particular reference are the appeals at the Butt of Ale and Conquered Moon public houses, where inspectors came to this conclusion, even though the housing estates of which the public houses were part were an extension of the wider residential areas around the city.

It should be noted that the applicant has not submitted any empirical evidence that the Moose Hall is little utilised, or that the loss of this particular facility could be replaced by the utilisation of other places and spaces within the surrounding area of the city.

However, notwithstanding whether or not the Meeting Hall is disused or not, the Local Planning Authority believes that the likely social/economic impact of the loss of this City Centre facility is very difficult to quantify. This makes this case very different from both the aforementioned appeals at the Butt of Ale and the Conquered Moon, which were very clearly isolated public houses, the loss of which would clearly result in users having to travel a significant distance to similar public houses.

Consequently, despite the lack of evidence supplied in the application to suggest that Moose

Hall is somehow unviable or redundant, officers consider that a refusal of this application based on the loss of a Community Facility may be very difficult to support in policy terms, given that there are other similar Meeting places available within the City Centre, including facilities nearby such as;

- Old Manor Sports and social club, Wilton Road
- St Paul's Conservative Club, Devizes Road
- Fisherton Working Men's Club, Wilton Road
- Various Public Houses, including The Wilton, Devizes Inn, The Duke of York and The Village

In conclusion, the creation of 6 'first-time-buyer' one-bedroom flats outweighs the loss of this Community Facility, given the likelihood that there are other facilities nearby and within the City that can be utilised for alternate uses.

9.3 Visual Impact

9.3.1 Loss of Moose Hall

Moose Hall is fairly substantial in volume and scale (being approximately 27 metres in depth and 8.8 metres high). However, its street frontage is only 11 metres wide (the same as approximately 2-terraced houses), and its height of only 9 metres is comparable in height to the ridgelines of the residential properties on the adjacent plots. Indeed, when viewed from Devised Road, the structure does not 'impose' itself within the streetscene; nor does it form a particularly prominent feature when travelling up or down Devizes Road. It does however form part of the main gateways into Salisbury.

The Hall's front-facing gable with high-level ornate window is an unusual feature (in that its roofline runs from front-to-back rather than side-to-side like most other buildings in the area). However, the building is not listed and in principle it would seem that its demolition and replacement would be acceptable form of development, subject to the alternative scheme being of good overall design.

It should be noted that there have been differing views received from Third Parties in regard to the architectural quality of Moose Hall, with the Salisbury Civic Society believing that it makes a valuable addition to the visual value of this part of the city, yet the Wiltshire Heritage Society considering that the Hall appears to have no significant attributes worthy of retention.

9.3.2 Propose Design

Whilst in relative terms the development remains very similar in appearance to the previous scheme, by way of its scale, siting, massing and height, this revised scheme seeks further amendments to the design of the building, including 'setting back' part of the building by approximately 1 metre, the re-modelling of the entrance porch, the use of brickwork on the front elevation (instead of render) and the introduction of brick-arches above the windows.

9.3.3 Front Elevation

After seeking advice from Planning Officers, the building now has more of a 'vertical emphasis', with the set-back section helping to break up the front elevation into two narrower sections. These narrower sections are similar in width to the adjacent terraced dwellings, helping the building merge into the streetscene.

The window hierarchy (i.e. with wider windows at ground-floor level than at 1^s/ 2nd floor level)

helps to draw the eye upwards, and the brick arches above the windows give the building a more traditional appearance.

9.3.4 Side Elevations

Both side elevations of the building will be visible when travelling either way along Devizes Road, with the southern elevation especially noticeable when travelling uphill (due to the differing site levels which make the eave heights of the building almost as high as the No.61's roofline).

Whilst the bulk of the building when viewed from side is very similar to the previous scheme, the 'staggered' section does help to shift some of the bulk of the building away from the roadside, and the new brick detailing/ banding adds variation/ interest to the side.

9.3.5 Summary of Design Issues

Officers have fully considered the concerns raised by Third Parties in regard to the design of the building, especially in regard to the loss of Moose Hall and the impact of the new building on the character of the streetscene.

On balance, it is considered that the revised design adds sufficient 'interest' to the front and side elevations for Officers to recommend approval. The building has been broken up into narrower 'sections' (rather than one large block) so that it is more in-keeping with the width of the adjacent terraced buildings, and overall it is considered that the proposed scheme is acceptable in design terms, in accordance with Policy D2 which requires proposals for infill development to respect or enhance the character of the appearance of the area, with the scale, plot size and massing of the development respecting adjoining buildings.

9.4 Impact on Neighbour Amenities

9.4.1 Overlooking to front

The application site is within an area of the City in which overlooking is not uncommon at the front, given the congested and tightly-knit nature of the terraced housing, and the narrowness of the streets which leaves only a short distance between properties on opposite sides of the road (approximately 12 metres across Devizes Road). Although the front-facing windows of the new flats will face directly towards terraced housing on the opposite side of Devizes Road, the impact on overlooking is not considered to be significant enough to warrant refusal in this location, given that a certain degree of overlooking already occurs and in this area, and overlooking from the front is not an unusual or principally unacceptable form of development.

9.4.2 Overlooking to rear

However, a better degree of privacy is maintained by the dwellings at the rear of the plots, as their gardens/ amenity spaces sit a greater distance away from neighbouring windows at the rear (approximately 20 metres). Apart from loft conversions, most houses in the area are only two-storey in height at the rear, and it will be important to preserve the current levels of privacy currently enjoyed by surrounding properties.

The revised scheme omits the balconies from the rear elevation, with the amount of glazing greatly reduced.

Given that any form of residential development on this site (ie- just one house) would involve a number of windows on the rear elevation, it is considered that the window insertions have

been reduced to a size which ensures that overlooking will not occur to the rear (or obliquely to the sides) to a significant degree to warrant refusal. It is accepted that the higher windows will be visible from the neighbouring rear amenity spaces. However, in the context of Devizes Road, an urban area in which there are many loft conversions/ mutually overlooking site/ close proximity windows, the scheme is considered acceptable.

9.4.3 Overshadowing/ Over dominance

Whilst the new flats will be built in close proximity to the neighbouring properties to the side (approx 1 metre away), the built form will not protrude significantly further towards the rear than the properties either side (far less length than the original hall). Therefore any overshadowing or over dominance will be mainly limited to the side footpaths/ windowless elevations of the adjacent properties only. Overall it is considered that the scheme will not cause overshadowing or over dominance to a significant degree to warrant refusal, and the neighbour's current perception of 'openness' from their rear windows will be maintained.

9.5 Highways Safety

9.5.1 Main Issues

Members should note that this application has received many letters of objection focused on the lack of parking provided with the new flats. Local residents are concerned that the occupiers will buy cars (even though they are close to Town), and then park the cars in the surrounding streets (heaping extra pressure onto an already-congested resident's parking area) or park further up the hill (ie- outside the parking zone); which would then create further pressures on parking for the residents of this area. This issue is especially sensitive, as the resident's parking zone does not include Bedford Road (which is only 100 metres, approx, to the North).

9.5.2 Parking

Wiltshire Council Highways Team have considered the scheme, and have concluded that given the site's city centre location and its accessibility to shopping, leisure facilities and public transport services, the new residential units will not require additional off- street parking facilities, in accordance with the government's objectives as advocated by PPS3.

Furthermore, given the severe restriction on on-street parking around the site and the general area, it is 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.

However, Highways do acknowledge the concerns raised by residents, and consider it important to provide an informative to the applicant as follows:-

1. In the event that permission is granted, Wiltshire Council will not provide residents parking permits to new development within scheme areas when no off street parking provision is being provided by the development. It is felt that such schemes would be occupied by non car owning residents and visitors would be able to walk from city centre parking spaces or use public transport.

9.5.3 Servicing of flats

Whilst Highways admit that the development site is in a very restricted location on the road network and presents serious road safety issues for building construction deliveries, the current scheme would be no worse than servicing to other properties along Devizes

Road which also have no means of enabling service vehicles to park clear of the highway. In summary, no highway objections are raised.

9.6 Public Recreational Open Space

A recreational open space contribution would need to be submitted, in accordance with policy R2. If Members are minded to approve the application, it is recommended that the scheme is passed back to Planning Officers to determine; after the required contribution from the developer has been received (Unless the contribution has been received in time for the committee meeting).

10. Conclusion

Moose Hall is located on the Devizes Road, in an area of mixed architectural character. The building is an unlisted 20th Century Meeting Hall, and it is considered that it does not have significant architectural merit to warrant protection from demolition.

It is considered that the proposed development will be acceptable in principle, will respect the character and appearance of the streetscene, will not result in an adverse impact upon the amenities/ living environment enjoyed by existing and proposed residents and will not have an adverse impact on highway safety, in accordance with Local Plan policies G1, G2, D1, D2, H8 and the advice contained within P PS3.

Recommendation

Subject to a unilateral agreement being entered into for the provision of contribution towards public open space, in accordance with policy R2, It is recommended that planning permission is GRANTED for the following reasons:

Moose Hall is located on the Devizes Road, in an area of mixed architectural character. The building is an unlisted 20th Century Meeting Hall, and it is considered that it does not have significant architectural merit to warrant protection from demolition.

It is considered that the proposed development will be acceptable in principle, will respect the character and appearance of the streetscene, will not result in an adverse impact upon the amenities/ living environment enjoyed by existing and proposed residents and will not have an adverse impact on highway safety, in accordance with Local Plan policies G1, G2, D1, D2, H8 and the advice contained within PPS3.

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 section 51 (1) of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

2. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external walls and roofs of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the building is appropriately detailed- Policy D2

3. No works shall begin until a scheme for protecting the proposed flats from traffic noise from the main Devizes road has been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the future occupiers of the flats- Policy G2

4. No construction works or deliveries shall take place on Sundays or public holidays or outside the hours of 8.00am and 6.00pm weekdays or 8.am to 1.00pm on Saturdays.

Reason: In the interests of neighbouring amenities- Policy G2

5. No development shall commence until a scheme for the management of the construction of the development, including times of operations and details of how amenities and the adjacent highway are to be protected, has been submitted to and approved in writing by the local planning authority. The scheme shall be developed as agreed.

Reason: In the interest of amenity. Policy: G2

6. No development shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme.

Reason: In the interests of sustainable development. Policy: G1(Sustainable development)

7. The development hereby permitted shall not be first occupied, until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car- POLICY G2

8. This development shall be in accordance with the submitted drawings

- 376 02 Rev. D
- 376 01 Rev.1 (Amended windows, brick detailing)
- 376 05 (Amended windows, brick detailing)

deposited with the Local Planning Authority on 24/03/10, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

Informatives:

Obstruction to Highway

The development site is in a very restricted location on the road network and presents serious road safety issues for building construction deliveries when obstruction could occur. Hence, the developer should consult with the local highway authority (Wilton Area office, telephone 01722 744550) before construction work begins to agree a suitable traffic management plan for the delivery of materials. Obstruction of the public highway could result in an offence under the Road Traffic Act and could endanger members of the public using the highway on foot and travelling by other means.

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.

Protected Species

Certain species are protected under Part 1 of the Wildlife and Countryside Act 1981 and others are protected under the Habitats Regulations. Some are protected under their own legislation. The protected species legislation applied independently of planning permission, and the developer has legal obligations towards any protected species that may be present.

All species of bats and their roosts are legally protected. Bats may use trees with suitable holes, crevices or cavities for roosting at anytime of year but they are usually difficult to detect. If you think tree works may affect a bat roost, you should seek advice from a bat expert who will be able to advise on how to avoid harming bats. If bats are discovered during tree works, you should stop work immediately and consult Natural England at their Devizes office 01380 725 344.

All birds are legally protected and their nests and eggs are protected during the breeding season. For most species this is between 1st March and 31st August but it may occur outside this period. If there is a likelihood breeding birds are present, you must delay works until young birds have left the nest or the nest has been abandoned.

Informative - Environment Agency

The development should include water efficient systems and fittings. These should include dual flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating. Greywater recycling and rainwater harvesting should be considered. Any submitted scheme should include detailed information (capacities, consumption rates etc) on proposed water saving measures. Please do not include manufacturer's specifications. Applicants are advised to refer to the following for further guidance:

<http://www.environment-agency.gov.uk/homeandleisure/drought/38527.aspx>

<http://www.saverwatersavemoney.co.uk/>

Sustainable construction

Sustainable design and construction should be implemented across the proposed development. This is important in limiting the effects of and adapting to climate change. Running costs for occupants can also be significantly reduced. The Code for Sustainable Homes should be complied with, achieving the highest level possible. For details on compliance with the Code the applicant is advised to visit:

<http://www.communities.gov.uk/publications/planningandbuilding/codesustainabilitystandards>.

Pollution Prevention During Construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials, the use and routing of heavy plant and vehicles, the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines which can be found at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

Waste Management

In accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to off site incineration and disposal to landfill during site construction. If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility.

If the applicant requires more specific guidance it is available on our website:

www.environment-agency.gov.uk/subjects/waste/

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that your SWMP should contain depends on the estimated total build cost, excluding VAT. You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care.

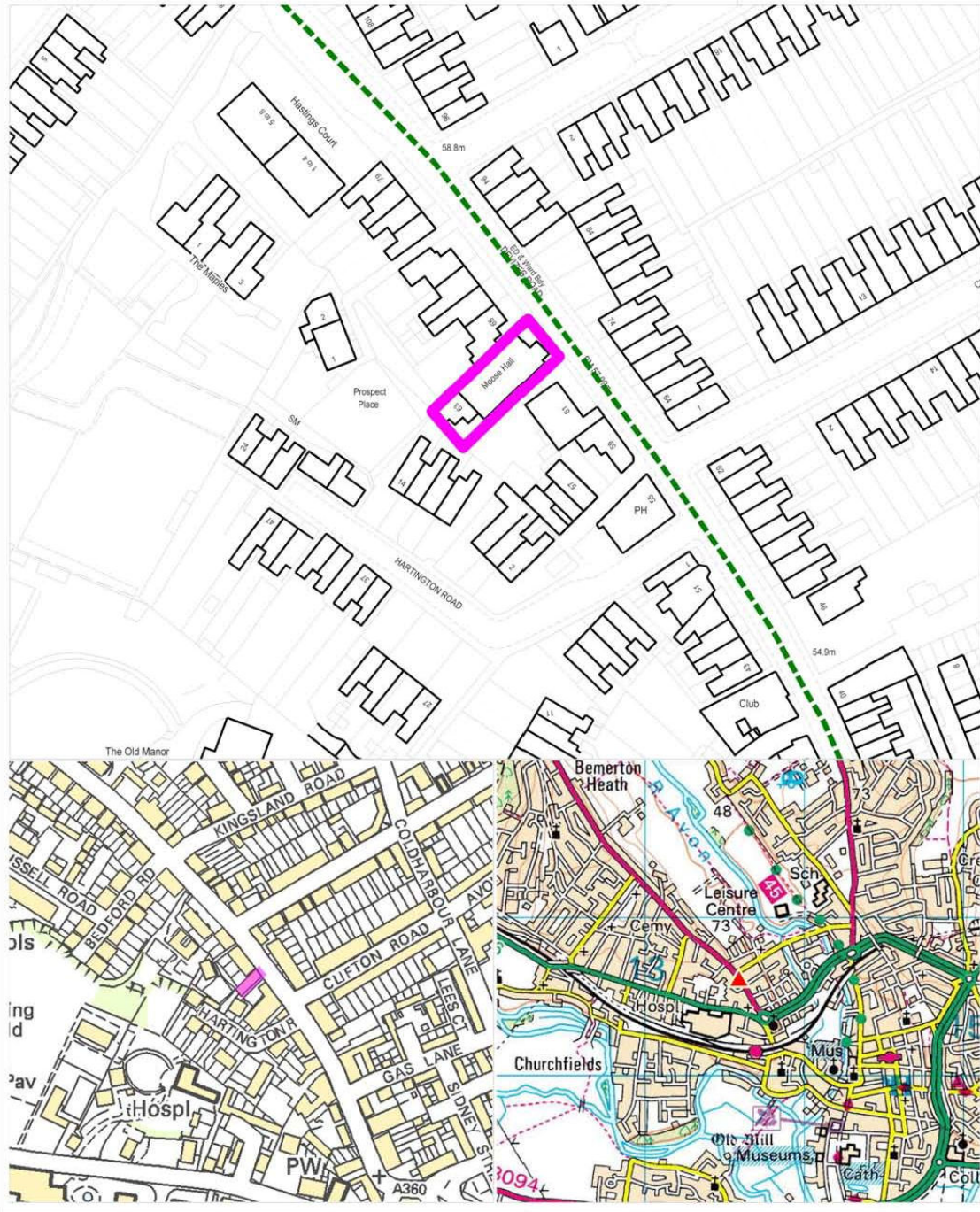
Further information can be found at

<http://www.netregs-swmp.co.uk>

THE EXISTING BUILDING IS TO BE DEMOLISHED, PROPOSED 6 FLATS, ALL 1 BEDROOMS. 3 STOREYS HIGH WITH PROPOSED BIN STORE

Site Visit:

S/2010/424



Wiltshire Council
Where everybody matters

MOOSE HALL 63 DEVIZES ROAD

SCALE: NTS DATE: 15/10/2010 16:33:28
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Deadline	23rd November 2010		
Application Number:	S/2010/1265		
Site Address:	74A - 76 CASTLE ROAD SALISBURY SP1 3RR		
Proposal:	CONSTRUCTION OF 11 NEW DWELLINGS, NEW ACCESS AND ROAD, DEMOLITION OF 2 DWELLINGS		
Applicant/ Agent:	JOHN COLEMAN RIBA		
Parish:	SALISBURY CITY COUNCILST FRAN/STRAT		
Grid Reference:	414239.808409423	131625.285990208	
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	MR W SIMMONDS	Contact Number:	01722 434553

Reason for the application being considered by Committee:

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

- Scale of development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Environmental/highway impact

1. Purpose of Report

To consider the above application and the recommendation of the case officer to APPROVE the development subject to conditions.

Neighbourhood Responses

Twelve letters/emails received objection to the proposal

No letters of support received

No letters of commenting on the application received

City Council Response

None received

2. Main Issues

- Principle of development
- Character and appearance of the area
- Residential amenities of surrounding properties
- Highways implications

3. Site Description

The site relates to the curtilage of two adjoining bungalows (74a and 76 Castle Road), situated immediately to the north of the Co-Operative shop on Castle Road, Salisbury. The bungalows each have existing vehicular access onto Castle Road and their land area (taken together) is approximately 0.2 of a hectare.

The site is bounded on the south by the Co-Operative shop/Goddard's Court building and its curtilage, and the rear garden boundary of number 2 Park Lane. To the rear (south west) of the site is the communal rear grounds area of the flats/apartments of number 4 Park Lane. To the north side of the site are the rear boundaries of the gardens of semi-detached houses on Waters Road.

The application site is entirely within the H8 Housing Policy Boundary of Salisbury.

4. Planning History

06/162	3 new houses, 2 new bungalows and demolition of existing dwelling (74a)	WD	07.02.06
06/374	O/L – 3 new houses, 2 new bungalows (74a)	R	18.04.06
Appeal dismissed			29.8.06
07/1816	O/L -15no 2 bedroom flats at 74a Castle Road.	R	12/11/07

5. The Proposal

The application proposes the demolition of the two bungalows and the erection of 11 new two and three storey dwellings, incorporating a new access onto Castle Road, new internal roadway and associated car parking and turning provision within the site.

6. Planning Policy

The following development plan policies and government guidance are considered relevant to this proposal:

- Local Plan policies G1, G2, G3 D1, D2, H8, TR11, TR14, R2
- PPS1: *Sustainability*; PPS3: *Housing*; PPG13: *Transport* , PPG24

7. Consultations

Highways Officer

No highway objection, subject to Conditions

District Ecologist

No objection, protected species survey not required

Environmental Health

The acoustic report identifies that the site falls within noise exposure category "C" of PPG24. PPG24 states that planning permission should not normally be granted but where it is granted conditions should be imposed to ensure a commensurate level of protection against noise.

Notwithstanding the fact that the site falls within NEC "C" the report demonstrates that it should be possible to ensure satisfactory noise levels inside the properties with the use of appropriate glazing and ventilation. However, with respect to Plots 7-11 this is dependant on the windows serving the properties remaining closed. This is clearly far from ideal where residents will wish to open their windows to allow rapid ventilation particularly in warm weather conditions and is likely to affect amenity. If residents did need to open windows to allow rapid ventilation or allow adequate ventilation in warm weather conditions they would be exposed to noise levels well in excess of the guideline internal noise criteria. The report acknowledges this and accepts that it may be necessary to provide alternative means of ventilation for habitable rooms. I certainly agree that alternative means of ventilation are required for Plots 7 – 11. Plots 1 – 6 will be substantially screened from the road and traffic noise and are significantly further away from the kerb and therefore will not require additional means of ventilation.

The ventilation system for Plots 7-11 needs to be a mechanical system which will allow the occupants to control the degree of ventilation to their needs and comfort.

We therefore recommend that the following conditions are attached to any planning approval:

1. Noise... Construction work shall not begin until a scheme for protecting plots 7-11 from road traffic noise and for the provision of a mechanical ventilation system has been submitted to and approved by the Local Planning Authority; all works which form part of the scheme shall be completed before the development is occupied.
2. Construction... No construction work shall take place on Sundays or Bank 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 building.

Environment Agency

No objection, subject to Condition and Informatives

Wessex Water

No objection

Salisbury City Council

No response received

Southern Planning Committee 28/10/10

8. Publicity

The application was advertised by neighbour notification letters and site notices

Publicity expiry date 07.10.2010

12 letters/emails of objection/concern. Reasons include:

- Overdevelopment of site (too many dwellings)
- Additional traffic generation detrimental to Highway safety
- Proposed access unsafe for pedestrians and road users
- Overshadowing
- Air and noise pollution
- Not in-keeping with surrounding properties
- Excessive scale and height of the proposed buildings
- Insufficient parking provision within the site
- Reduction in the security of the rear boundaries of properties in Waters Road

9. Planning Considerations

9.1 Principle of development

The application site comprises the adjoining curtilages of two existing bungalows (74a and 76 Castle Road), situated immediately to the north of the Co-Operative shop on Castle Road, Salisbury. The bungalows each have existing vehicular access onto Castle Road and their land area (taken together) is approximately 0.2 of a hectare.

The application site is entirely contained within the H8 Housing Policy Boundary (HPB) of Salisbury, in respect of which the Local Plan states:

Except as provided by the other policies of the Local Plan, residential development will be permitted within the Housing Policy Boundary of Salisbury.

Planning Policy Statement 3 (PPS3) 'Housing' dated June 2010 sets out the national planning policy framework for delivering the Government's housing objectives. PPS3 outline how, in general, in determining planning applications, Local Planning Authorities should have regard to:

- Achieving high quality housing
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people
- The suitability of a site for housing, including its environmental sustainability
- Using land effectively and efficiently.

The principle of the redevelopment of the application site for an increased density of housing is considered acceptable, subject to other considerations in respect of scale, design, massing, impact on neighbour amenity, impact on the character of the area, Highway considerations etc.

9.2 Character & appearance of the area

The proposal consists of five new dwellinghouses (one pair of three-storey semi-detached houses and a terraced row of three, two and three-storey houses) approximately parallel to the road frontage of Castle Road, a new access into the site off of the area of the mini roundabout with a shared surface roadway running into the site (between the new frontage housing) to a terraced row of six new two and three-storey houses behind.

Therefore a total of eleven new dwellinghouses are proposed (representing a net increase of nine dwellings within the site).

The proposal includes a new internal roadway, turning area and off street parking provision for 22 cars within the site. All of the proposed dwellings are houses and have private outdoor amenity space in the form of enclosed gardens, a paved outdoor patio area and a detached timber garden outbuilding.

The surrounding area consists of a variety of housing types, together with the Co-Operative shop immediately to the south west of the application site. There are flats above the Co-Op (known as Goddard's Court), large single dwellinghouses and converted large houses now occupied as flats/apartments along Park Lane, relatively large semi-detached early twentieth century houses on the opposite (east) side of Castle Road, and a development of local authority and ex-local authority housing semi-detached housing in Waters Road to the north and west.

The site is physically bounded on the south by the Co-Operative shop/Goddard's Court building and its curtilage, and the rear garden boundary of number 2 Park Lane. To the rear (south west) of the site is the communal rear grounds area of the flats/apartments of number 4 Park Lane. To the north side of the site are the rear boundaries of the gardens of semi-detached houses on Waters Road.

9.3 Density of the proposed development

A principal concern of some neighbours has been the density of development on the site, which constitutes an increase from two bungalows to eleven dwellinghouses. Whilst the Government's previous minimum density targets have been repealed under the new PPS3 (June 2010), the guidance does include objectives for using land effectively and efficiently.

The proposed layout of development on the site presents the first four dwellings parallel to the Castle Road street scene (in-keeping with the majority of existing dwellings along Castle Road), whereas the siting of the remaining terraced row of dwellings away from the road (via the internal access roadway) prevents the development from appearing cramped when viewed from the street scene.

Each of the proposed dwellings has its own separate access, enclosed private garden with paved patio area, detached timber garden outbuilding and two off street parking spaces. In this respect it is considered the proposed dwellings provide a reasonable amount of internal living space and external private amenity area and as such the density of the proposed development is not likely to adversely affect the living conditions of the future occupiers of the properties or have an adverse impact on the existing character of the immediate and wider surrounding area.

The scale and design of the proposed dwellings has been carefully designed and detailed to provide an integration between the three-storey height and overt mass of the adjoining Co-

Op/Goddard's Court building to the south, the two-storey semi-detached dwellings of Waters Road to the immediate north, and the older and larger two storey semi-detached houses on the opposite side of Castle Road. In this respect it is considered the proposed development achieves a 'tapering-down', unifying effect and a balance between the height, scale, mass and form of the varied and opposing characters of the surrounding buildings.

9.4 Residential amenities of surrounding properties

The site is physically bounded on the south by the Co-Operative shop/Goddard's Court building and its curtilage, and the rear garden boundary of number 2 Park Lane. To the rear (south west) of the site is the communal rear grounds area of the flats/apartments of number 4 Park Lane. To the north side of the site are the rear boundaries of the gardens of semi-detached houses on Waters Road.

The layout of the proposed development has been designed to minimise the impact on the amenity of neighbours through overlooking and overshadowing. In particular, the northernmost proposed dwelling along the Castle Road street frontage has been specifically designed to protect the amenity of the occupiers of the closest neighbouring dwellings in Waters Road by means of a reduced roof height and mass, the internal layout (and consequent external fenestration) is arranged so that there are no side (north) facing windows above ground floor level, and first floor windows are limited to two rooflight windows only.

In respect of the proposed terraced row of six houses towards the rear of the site, the dwellings on either end are restricted to two stories to minimise oblique overlooking of existing neighbouring properties and gardens on the north and south sides of the site. To the rear (south west) of the site, beyond the approximately 11.2m long rear gardens, are the communal rear grounds area of the flats/apartments of number 4 Park Lane.

Taking into consideration the existing, relatively well built-up residential character of the immediate surrounding area where there is an inevitable existing degree of mutual overlooking between existing properties, it is considered the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

Members will note the comments of the Council's EHO regards the applicants noise assessment. Suitable conditions are therefore suggested below, in order to mitigate the impacts of noise and fumes with regards future occupiers of the dwellings.

9.5 Highways implications

The proposal provides off street parking for two cars per proposed dwelling and covered cycle parking (within the timber garden outbuildings) at a ratio of 2 covered spaces per residential unit in accordance with the cycle parking standards set out within Appendix VI of the adopted Local Plan (policy TR14).

Following additional consultation and a meeting with the Highways officer, the applicant has submitted an amended site plan which revises the access proposal from a formal roadway entrance off of the existing mini roundabout to a simple footway crossover with dropped kerb onto Castle Road. The amended plan thereby maintains the continuity of the existing pavement and designated cycle path along the west side of Castle Road, and addresses third party concerns in respect of the interruption of the existing pavement and cycle path, whilst maintaining a suitable form of access to serve the site.

The Highways Officer raises no objection to the proposal and revised access arrangements subject to Conditions.

9.6 Recreational open space provision

The appropriate financial contribution as required by Local Plan policy R2 has been requested of the owner.

9.7 Other matters

Concerns have been raised by third parties that the proposal would have implications for the security of the rear boundaries of properties in Waters Road. Whilst the proposed redevelopment of the site constitutes an intensification of the existing residential use of the land, the proposal remains in residential use and, it is considered, there is no reason to suggest that the security of existing boundaries would be compromised. Furthermore, if the site is occupied more intensively as a result of the proposed scheme, it is likely there would be more incidental surveillance within the site (from the higher number of occupants living there) and as such it could be argued the security of the boundaries with adjoining neighbouring properties would thereby be increased.

Wessex Water have raised no objection to the development, and no substantial information has been provided to indicate that the existing sewerage infrastructure is insufficient to provide for the additional dwellings.

Concern has been expressed by third parties with regards to loss of property value and potential affects of construction traffic. However, these are not material planning considerations which can be taken account of in planning decisions when they only concern private interests.

10. Conclusion

The proposal would make efficient use of land in an area where the principle of residential development is acceptable, and the design would be appropriate to the character and appearance of the area. Subject to conditions, there would be no significant adverse impacts to highways safety or the residential amenities of surrounding properties. The development would therefore accord with the aims and objectives of the development plan, having particular regard to Local Plan policies G1, G2, D1, D2, H8, TR11, TR14 and R2, and the aims and objectives of PPS1, PPS3 and PPG13 and there are no other material considerations which would make the development otherwise unacceptable.

Recommendation

It is recommended that planning permission is GRANTED for the following reasons:

The proposal would make efficient use of land in an area where the principle of residential development is acceptable, and the design would be appropriate to the character and appearance of the area. Subject to conditions, there would be no significant adverse impacts to highways safety or the residential amenities of surrounding property. The development would therefore accord with the aims and objectives of the development plan, having particular regard to Local Plan policies G1, G2, D1, D2, H8, TR11, TR14 and R2, and there are no other material considerations which would make the development otherwise

unacceptable.

Subject to the owner entering into a legal agreement with the Council in respect of the provision of recreational open space in accordance with the requirements of Policy 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 Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2) Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

Policy D1 & D2

- 3) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) details of trees and hedgerows to be retained, together with measures for their protection in the course of development;
- (b) all species, planting sizes and planting densities,
- (c) hard surfacing materials;
- (d) proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).

Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Policy D1 & D2

- 4) No development shall commence on site until details of the design and external appearance of all fences, gates, walls, and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

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

Policy D1 & D2

- 5) No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating

sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

Policy G3

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

Reason: In the interests of visual and neighbouring amenity.

- 7) No construction or demolition work shall take place on Sundays or public holidays or outside the hours of 0730 to 1800 weekdays and 0800 to 1300 on Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of neighbouring amenity.

Policy G2

- 8) Construction work shall not begin until a scheme for protecting plots 7-11 from road traffic noise and for the provision of a mechanical ventilation system has been submitted to and approved by the Local Planning Authority; all works which form part of the scheme shall be completed before the development is occupied.

REASON: In the interest of the amenities of future occupiers

Policy G2

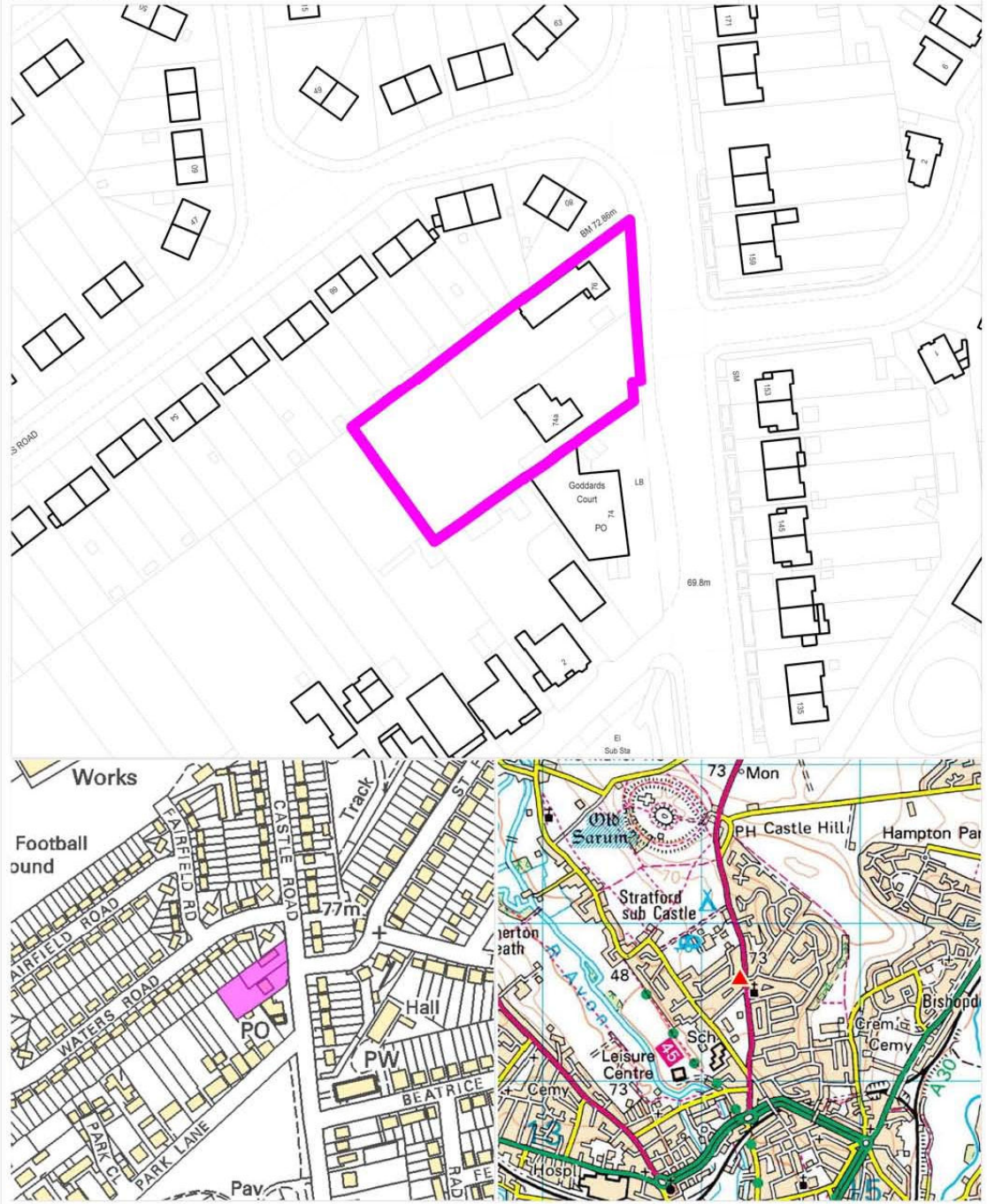
Informatives:

The applicant's attention is directed to the water efficiency, sustainable construction, pollution prevention during construction and waste management informatives set out within the consultation response letter from the Environment Agency dated 08.09.2010.

CONSTRUCTION OF 11 NEW DWELLINGS, NEW ACCESS AND ROAD, DEMOLITION OF 2 DWELLINGS

S/2010/1265

Site Visit:



Wiltshire Council
Where everybody matters

74A - 76 CASTLE ROAD, SALISBURY

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Deadline	22nd October 2010		
Application Number:	S/2010/1072		
Site Address:	LAND BETWEEN NETHERAVON ROAD AND HIGH STREET DURRINGTON SALISBURY SP4 8AE		
Proposal:	PHASE 1 FOR 44 DWELLINGS, RE-LOCATION OF ALLOTMENTS AND PUBLIC OPEN SPACE. (RESERVED MATTERS FOR LANDSCAPE AND APPEARANCE) AMENDED DESCRIPTION		
Applicant/ Agent:	MR ANTHONY HAWKINS		
Parish:	DURRINGTONDURR/LARKHILL		
Grid Reference:	415531.284023881	144758.69570756	
Type of Application:	REM		
Conservation Area:	DURRINGTON	LB Grade:	
Case Officer:	LUCY FLINDELL	Contact Number:	01722 434541

<p>Reason for the application being considered by Committee</p> <p>Councillor Wright has requested that this item be determined by Committee due to:</p> <ul style="list-style-type: none"> • The Public Interest Shown • Impact on Durrington Conservation area • Public safety. • Conditions suggested by Town Council

<p>Purpose of Report</p> <p>For members to consider the above application and the recommendation that the applicant be invited to enter an Agreement in respect of the following matters:</p> <p style="margin-left: 40px;">(i) Supplemental agreement to modify the 2008 S106 Agreement to amend the position of 1 affordable dwelling and the table of affordable housing mix</p> <p>Following completion of which, Judy Howles the Area Team Manager (Development Control and Heritage) be authorised to GRANT Reserved Matters subject to conditions.</p>
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<p>Neighbourhood Responses</p> <p>1 letter received objecting to the proposal</p> <p>No letters of support received</p> <p>11 letters commenting on the application received</p>

<p>Parish Council response</p> <p>Support the application as set out in section 7 of the report, but waiting for comments on amended plans (to be reported as Late Correspondence)</p>

2. Main Issues

The main issues to consider are:

- 9.1 Principle of Development/Planning Background/The extent of the planning considerations
- 9.2 Appearance of the dwellings
- 9.3 Landscaping proposals
- 9.4 Allotments
- 9.5 Impact on amenities
- 9.6 Surface water drainage proposals
- 9.7 Foul drainage
- 9.8 Highways
- 9.9 Street Lighting
- 9.10 Footpath links
- 9.11 Affordable housing
- 9.12 Waste and recycling
- 9.13 Environmental Statement/Appropriate Assessment & Nature conservation

3. Site Description

This application site comprises part of the overall site area of approximately 6.1 hectares of land on the north western edge of Durrington in the north of the district that was allocated in the Adopted Salisbury District Local Plan (June 2003) for residential development. Under policy H12, the plan allocates the land for residential development, including a mixture of open space, off site highway provision and structural landscaping.

The site forms part of a Ministry of Defence holding (MOD) which was used as offices, parking, storage yard and additional open fields. The site is largely level in its nature. It is bounded on the western boundary by the busy Netheravon Road. To the north lies open farmland with some residential close to the boundary. To the East lies a further residential property including many of the older properties in Durrington where the conservation area ends.

The dwellings surrounding the site are two storey in height. Those on the southern boundary are predominantly modern in their appearance whilst those bordering the conservation area are of a more vernacular design.

The entire site is surrounded by vegetation including many trees which are to be retained. The site also includes land which is currently used as allotments.

4. Planning History

Land allocated for residential development in the local plan as adopted under policy H12 – June 2003

Durrington Development Brief Adopted – 12th July 2006

Application number	Proposal	Decision	Date
S/2006/1698	Outline planning permission – Development of site with 156 dwellings, access roads and ancillary infrastructure works, re-location of non-statutory allotments and provision of public	Approved subject to S106 agreement	30/12/2008

5. The Proposal

The overall site has been the subject of outline planning permission for the erection of 156 new dwellings along with accompanying highway works, the provision of open space, children's play area, affordable housing and allotment area. It also provided monetary contributions towards education provision, recreation space and community facilities.

Details approved as part of the outline application were:

- Layout and scale
- Means of access.

The outline consent approved on the 20th December 2008 is subject to 29 conditions and a legal agreement. The officer's report is attached at appendix 1.

Condition 5 required a phasing plan to be agreed. This was agreed 02/02/2010 for the development to be built in 3 phases.

A reserved matters application has been submitted (landscaping and appearance) for phase 1 of the development to provide 44 dwellings, the public open space and relocate the allotments. The application also includes information/details (for phase 1) in relation to conditions 7, 8, 9 & 10 of the outline permission.

6. Planning Policy

The following policies are considered relevant to this proposal:

Adopted Salisbury District Local Plan (saved policies)

G1	Sustainable Development
G2	General Principles of development
G9	Infrastructure and facilities
D1	Design - Extensive development
G3 & G5	The Water Environment
H12	Housing - Durrington
H25	Affordable Housing
CN11	Views into and out of Conservation Areas
C12	Development affecting protected species
R2	Open Space provision.

Wiltshire & Swindon Waste Core Strategy Adopted July 2009

WCS6	Waste Reduction and Auditing
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Supplementary Planning Documents

Durrington Development Brief, Adopted – 12th July 2006

Adopted Salisbury District Council Design Guide "Creating Places"

Adopted Durrington Conservation Area Appraisal and Management Plan September 2008

Government Guidance

PPS1 – Sustainable development

PPS3 – Housing
PPS5 – Planning for the Historic Environment
PPS 5 – Historic Environment Planning Practice Guide
PPS 9 – Biodiversity and Geological Conservation
Circular 06/05 - Biodiversity and Geological Conservation

7. Consultations

Parish council

Support, subject to observations and comments on the A345 improvements, High Street improvements, the road system, Allotments, Landscaping, Housing and Street Lighting

Awaiting comments on amended plans (to be reported as Late Correspondence)

Wiltshire Council Highways

This is a reserved matters application following the granting of outline permission and the details of access via a new roundabout onto the A345 and improvements to High Street have already been approved. Full details of these works are contained within the S278 Agreement.

The internal layout follows closely to the details provided in the outline permission and I am fully satisfied with the internal design. The internal layout will be subject to a 20mph speed limit.

Please note that full engineering details will need to be approved via a S38 Adoption Agreement including details of the highway soakaway.

Recommend that no highway objection be raised to this application.

Natural England

Natural England was consulted concerning the outline planning application in 2006 and has no further comments to make concerning the reserved matters application.

Conditions were placed on the original outline application which will need to be agreed and approved by Natural England and/or the Environment Agency at a future date.

Environment Agency

No objection to the proposed development, although note that conditions on the outline application are still to be discharged (including the surface water drainage strategy).

Environmental Health

No comments/objections concerning this application.

Wessex Water

As this is for reserved matters only, no comments

Wiltshire Police

Detailed outline permission has already been granted and any subsequent comments

regarding the layout cannot be addressed.

Comments received with regard to play area:

- The play area items within the play area range from 2 years to 14 years. Suggest that not only does this open the small area to too wide an age group, therefore leaving the items designated for the younger children more open to abuse, but it does not fulfil the specification in the outline permission where it says "provision for on site toddler play facility is required".
- There are two gates both on the Northern end of the site. Suggest that for convenience and an easier escape route, it would be more prudent for the two gates to be positioned one at each end of the play park
- There are two benches and one bin at the northern end and nothing at the southern end, leaving this part of the park vulnerable in terms of litter.
- Satisfied with the height of the 0.9m perimeter fence; however, suggest that the material used as infill is welded mesh as this is more robust than chain link.
- Note that the proposed planting is low; the park is in a fairly central location and is well overlooked by nearby housing providing natural surveillance.

Wiltshire Council Open Space Team

- The play area fence must comply with the NPFA standard.
- The gates to the play area should face the houses (east).
- The welded mesh infill of the perimeter fence is a good point and it should be 1.0m high.
- The Town Council will be included in the discussion process concerning the agreement on play equipment. The size of the play area and equipment installed within are required to comply with standards set down in Supplementary Planning Guidance.
- The section 106 makes provision for Wiltshire Council to nominate direct to the Parish Council. A final inspection of the finished site would be undertaken by Wiltshire Council and the Parish Council prior to transfer.

Wiltshire Council Ecologist

Regarding the updated bat survey report prepared by Ecology Solutions Ltd (October 2009). Need to dismantle building B7 in line with the recommendation given at para 6.2 in the report and external lighting scheme conditioned to ensure that recommendation at para 6.3 is achieved.

Wiltshire Council Housing Team

The total number of affordable homes on Phase 1 is in accordance with what has been agreed at the outline stage (12 properties). The property sizes are in accordance with Homes and Community Agency (HCA) funding requirements. All affordable units should be built to Code Level 3 to comply with HCA funding.

Persimmon and Spectrum Housing Group confirm that the tenures for phase 1 will be:

Shared Ownership (also known as NewBuild Homebuy)

Plots 11-15 E type house – 3 bedroom 5 person
Total 5 Units

Rent

Plots 16-17 E type house – 3 bedroom 5 person
Plots 18-19 A type FOG – 2 bedroom 3 person

Southern Planning Committee 28/10/10

Plots 20-21 E type house – 3 bedroom 5 person
Plot 22 A type FOG – 2 bed 3 person
Total 7 Units

Wiltshire Fire & Rescue Service

Comments in relation to fire safety measures which can be added as an informative.

Wiltshire Council Minerals and Waste

Policy WCS6 of the Waste Core Strategy and supporting information sets out the criteria for waste reduction and auditing. A development of this size would normally have a waste audit done at the beginning of the planning application process to enable work towards waste elimination/minimisation and sustainable waste management. WCS6 is part of the development plan for Wiltshire and must be applied to all relevant proposals at the earliest stage of the planning process.

Whilst the s106 deals with the provision of suitable facilities for the separation and recycling of waste within the development, thereby fulfilling the first part of WCS6, it does not deal with waste minimisation as part of the development process.

We welcome the comments relating to provision of composting facilities in each property in the Design and Access Statement but the Statement as a whole could be tightened to accord more with the principles of WCS6, particularly in terms of providing information in respect of parts a) to i) of WCS6. Ideally more detail to assess how much material will be produced and where this material will be transported to for effective management.

Wiltshire Council Urban Designer

Detailed outline permission has already been granted and any subsequent comments regarding the layout cannot be addressed.

Comments relevant to the Reserved Matters application:

- Small scale elevations insufficient to establish whether the dwellings are of a quality that will sensitively reflect the village vernacular in terms of appearance. Detailing, materials and finishes are a major contributing factor in determining the quality and success of a scheme. Representative larger scale drawings of key building elements are necessary for example:
- Porches, dormers and bays should be traditionally constructed as opposed to bolt on prefabricated which can appear heavy handed in proportions and mouldings
- Ridge and gable verge tiles should be traditionally bedded in mortar
- Eaves are more generally of simple open type with projecting rafters
- Lack of chimneys particularly where the dwellings are visible in the street scene. Need to improve the appearance of units 6,7/8, 11/12, and 13/14 to improve the street scene
- Detailing should be consistent to all faces of individual dwellings
- Suggest parking court to allotments would be more appropriate
- Should be possible to achieve a development with an appreciable rural character that will relate more comfortably with the neighbouring conservation area

Wiltshire Council Archaeology

This proposal has been the subject of two phases of archaeological evaluation, with the latest finishing in July 2010. There is another phase of evaluation which is planned for the area of the

existing allotments, once these are no longer in use.

The evaluations have demonstrated that there are significant archaeological remains on the site. Therefore, it has been agreed that a phased programme of archaeological works will be proposed, with the first phase (known as Phase 3, due to the two earlier evaluations) being an excavation (strip, map and record) in the area of the proposed new allotments and the adjacent area.

The Written Scheme of Investigation for the excavation (strip, map and record) area, appropriately covers the works in this part of the site and also proposes an initial programme for the other parts. It cannot, however, be a full programme of works for the entire site as it has not yet been possible to establish the full archaeological potential for some parts of the site. In addition, it is not yet possible to ascertain the likely programme for the post-excavation elements of the project for the same reasons.

The proposals for the excavation (strip, map and record) area are acceptable. The draft programme of archaeological works for other areas will, however, be subject to alteration to take account of the results of this work and future evaluation and watching brief on the site. This evaluation and watching brief cannot take place until development starts – for example, evaluation of the existing allotments cannot take place until the new allotments have been created and the allotments moved. Also, watching brief and evaluation of the area where buildings are still standing cannot take place until the buildings have been demolished.

Recommend that the programme of archaeological works for phase 1 is acceptable. As there will be further works associated with this development, do not as yet recommend complete discharge of Condition 16. The programme of works covered by Condition 16 also covers the works required by Condition 25 (which refers to 'no excavation below 50cm depth without written agreement from the local planning authority').

8. Publicity

The application was advertised by site notice/press notice/neighbour notification - Expiry date 30th August 2010

12 letters have been received. Summary of key points raised:

- Roundabout and access road need to be completed prior to commencement of building avoiding construction traffic accessing from narrow High Street.
- Access to show homes via A345 only
- Working hours restricted 8:30-6pm Weekdays and 9-1pm Saturdays, no Bank holiday working
- Access from the A345 into the estate will be dangerous, road is narrow and used by increasing volume of heavy haulage. Access from A345 into Pinckneys Estate was refused
- Bearing in mind open public space and play area adjacent to the A345 (Netheravon Road), propose the reduction in speed limit from 40 to 30mph on Netheravon Road
- Site is on the edge of the conservation area and properties should be built to reflect the area, designs and style integrated and gradually changing throughout
- High Street has flint and thatched cottages, plain brick, beams, pebble dash and white rendered houses and old fashioned roof tiles. Concern that proposed dwellings will not fit in, reference to Toy Town, needs to be more flint, no blue roofs (should be grey tone

slate) and painted brick (not a traditional or local finish)

- Flint finishing necessary especially close to the conservation area in order to integrate the “traditional look”
- Boundary between plot 1 and footpath access to 29/35 High Street should be changed from fence to wall to be more aesthetic and prevent later removal for unauthorised access
- Given time hedging will take to develop, concern that preparatory work has started without planting/improving hedgerows around the site – required to minimise impact of the site on the conservation area and land to the north
- No play facility for older children, fence surrounding play equipment area is too low to stop misguided footballs, frizbies etc.
- Concern that all the affordable housing is lumped together in one block
- Concern that footpath link to Pinckneys Way via Maple Way will cross private land
- Concern over position of pedestrian crossing for Netheravon Road outside house number 668/670 and conflict with parking area for existing residents preventing reversing into the parking area.
- Concern over position of street lamp and conflict with vehicular accesses to existing properties
- Concern over use of High Street as an access to the development – very narrow road with no pavements and blind hill, there is no provision for a reduced speed limit (suggest 20 mph) or pavement at lower end of High Street. Double yellow lines in High Street to prevent blocking of existing vehicular accesses.

9. Planning Considerations

9.1 Principle of Development/Planning Background/The extent of the planning considerations

The site was designated within the local plan for residential development, including a mixture of open space, off site highway provision and structural landscaping under Policy H12 of the Adopted Salisbury District Local Plan (June 2003). The policy states that a mix of housing types and sizes will be sought including a minimum of 25% of affordable housing. The policy goes on to state that planning obligations will be sought where they are necessary, relevant to planning and directly related to the site.

As a direct result of this policy and prior to the submission of the outline planning application, a development brief was produced. This identified site constraints and was required to ensure that the development was of the highest quality, designed to preserve and enhance the character of the surrounding area and also to inform both the local community and prospective developers of the standard of development that would be expected together with any necessary improvements that may be required off site.

The development brief which was seen and commented on by Northern Area Committee was formally adopted as supplementary planning guidance on 12th July 2006. The development brief laid the foundations for the outline planning application and sets out standards for subsequent reserved matters applications to be appraised against.

The layout of the development, access roads, ancillary infrastructure and scale of the development has all been considered and approved on the outline planning application, leaving only Landscaping and Appearance of the dwellings as reserved matters for subsequent approval.

The outline consent is subject to 29 conditions. Conditions 7, 8, 9 & 10 of the outline consent (relating to external facing materials, hard and soft landscaping works, earthworks and proposed tree planting) require the information (referred to within each condition) to be submitted "As part of each Reserved Matters Application". This information has been included with the Phase 1 reserved matters application.

9.2 Appearance of the dwellings

The adopted development brief for the site states 'the quality outcomes required by this brief and which are appropriate to the context can only be achieved by the design of bespoke buildings which draw on the vernacular traditions of the area, standard 'off-the-peg' housing will not be acceptable'.

Following concerns and objections to the original plans, amended plans have been received amending the design and materials of the dwellings.

A schedule of materials has been submitted with the application (to meet the requirements of condition 7). The proposed dwellings comprise a mixture of brick and flint banded dwellings, rendered, red brick and painted brickwork.

The Durrington Conservation Area Appraisal and Management Plan identifies that in the absence of good quality building stone, the traditional building materials in Durrington were chalk cob and flint (which was often combined with brick for quoins, window surrounds and banding).

In light of local comments, the amended plans have increased the number of dwellings with flintwork (particularly at the eastern end of the development closest to the conservation area) and the style of flintwork has also improved to have brick and flint banding in more typical proportions.

Subject to a condition requiring a sample panel to agree the flint work (demonstrating the type of flint, style of flintwork, mortar mix and finish and pointing style), it is considered that the quality outcomes envisaged by the development brief can be met.

Concerns have been raised about the proposal to have painted brickwork within the development. There are examples of existing painted dwellings in Durrington, and further details have been provided on the proposed paint, including that this will have a 10 year guarantee. Subject to sample panel of the painted brickwork being constructed on site and approved, it is considered that this will also be acceptable.

The conservation area policies of the local plan require development proposals to safeguard views from and into conservation areas. The site is outside but adjacent to the conservation area at the High Street end. The detailing and design of the dwellings has been amended and large scale detail plans provided for the dwellings closest to and most visible from/to the conservation area. These revised designs are considered to be more appropriate to the local traditional vernacular. In particular, plots 52 and 53 have more prominent gable features and chimneys, now similar to existing Victorian housing elsewhere in Durrington.

Overall, it is considered that the amended plans propose a combination of standard and bespoke house designs that avoids a perpetuation of the bland "go anywhere" estate development based on "off the peg" house types which has characterised much of the volume house builders development elsewhere. The success of such an approach is attention to detail and in this instance large scale plans of some of the dwellings have been provided which

demonstrate that the development will be of high quality, although large scale details will be required for the all the dwellings (to be approved via condition).

9.3 Landscaping proposals

The application includes landscaping plans, a landscape specification and landscape management and maintenance plan.

The development brief envisaged various feature spaces at key points throughout the development and these have been agreed on the outline layout plan, although the details of the landscaping of these areas was left as a reserved matters.

The development brief also refers to (paragraph 5.17) 'the entrance road to the site from the roundabout on the A345 shall be landscaped with indigenous species to provide the appearance and feel of a country lane.'

The landscaping proposals include 3 landscaped areas within the housing area with a mixture of tree and shrub planting and avenue tree planting is proposed within the area of public open space and either side of the access road from the A345. The tree planting consists of indigenous species (white birch, whitebeam, common beech, common alder and crab apple) and the landscaping details are considered to meet the requirements of the development brief.

The plans show an area within the open space allocated as a local equipped play area (LEAP). At the outline stage, the Parish Council expressed an interest in taking over the future maintenance of this area and a commuted sum for the future maintenance was negotiated in the S106 to be passed to the Parish Council. Following concerns over the proposed equipment, the Council's open space team have confirmed that the Parish Council will be included in the discussion process concerning the play equipment for this area.

9.4 Allotments

The siting of the replacement allotments is to the north of the access road on the western side of the development, and was agreed at the outline stage.

The replacement allotments are of a similar size to those which are being replaced and the details included with the reserved matters application include the provision of water troughs, security fencing and car parking.

Concerns have been raised that the car parking will be used by non-allotment holders. The applicants have suggested that these spaces could be subject to lockable bollards to which only allotment holders have a key. It is considered reasonable to add a condition requiring the car parking spaces to be secured for allotment holders only via a scheme to be submitted to and approved by the local planning authority.

9.5 Impact on amenities

The officer's report to the outline application considered concerns over impact to adjacent residential amenity that were raised at that time and concluded that it would be possible to design all the dwellings within the approved layout so that overlooking and overshadowing did not occur.

It is considered that the scheme will not unduly adversely affect existing development abutting the development site, nor between proposed dwellings.

Plot 18 (on the south side of the development) raised particular concern as this is sited closer to the south site boundary than other plots. Plot 18 is a two storey flat (built above ground floor garages). However, it has been designed to have obscured glazed windows on the south elevation (with top hung openings) to avoid unduly overlooking the adjacent dwellings/gardens. These should be subject to a planning condition.

9.6 Surface water drainage proposals

Part 5 of the Environmental Statement accompanying the outline planning permission considered the sustainable disposal of surface water stating:

“There is currently no direct connection to surface watercourses. The proposed option for surface water disposal is infiltration on site with provision of sustainable drainage systems to prevent pollution and attenuate peak flows.”

Condition 15 of the outline consent requires a surface water run-off scheme to be approved:

15. No development shall begin until details of a scheme for the provision of surface water run-off limitation incorporating sustainable drainage principles, as detailed in the Flood Risk Assessment (Hyder Consulting (UK) Ltd, dated July 2006), has been submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and timetable agreed.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and in order to ensure adequate drainage is provided to the development.

The Flood Risk Assessment accompanying the outline planning permission stated (para 6.3.1) that “where feasible, swales should be used.”

It was originally proposed to take surface water drainage from the development to a swale within the area of public open space. A swale was therefore included in the original plans as this formed part of the landscaping proposals to be considered as part of the reserved matters application for phase 1. However, the Environment Agency commented that they had insufficient information on the swale to confirm its acceptability (or not) and the swale would also have taken up a considerable amount of space allocated in the masterplan as amenity area, and would need to have been enclosed by a fence leading to an unsatisfactory reduction in the overall size of the amenity space.

It is now proposed to have an underground filtration system as an alternative to a swale in order to avoid infringement on the public open space. In this way no approved amenity space would be lost.

Part VIII of the 2008 S106 requires the surface water drainage scheme to contain all detailed designs of the surface water scheme and any attenuation and details for its subsequent management and maintenance. The applicant has confirmed that the underground infiltration system will only take surface water from the highway and will be offered for adoption by Wiltshire Council under a Section 38 agreement. The use of such an infiltration system was approved in principle by the highways team during earlier discussions relating to highways matters.

The Environment Agency has also advised there are no in principle objections to an underground infiltration system (subject to details). The revised surface water scheme is under consideration as a discharge of conditions application for condition 15 of the original outline application and is not part of this reserved matters application.

9.7 Foul drainage

Wessex Water confirmed at the outline stage that the sewage treatment works and terminal pumping station have sufficient capacity to accept the extra flows that the residential development will generate.

Appendix B of the development brief states that it will be possible to discharge the foul drainage either via gravity connections (subject to the necessary agreements) or via a pumping station and main.

The amended plans include a foul sewage pumping station to service the whole site, which for technical reasons has to be situated at the western end of the site (the land falls down toward the Netheravon Road so the foul sewage will need to be pumped back to High Street). This is now required because the drainage authority (Wessex Water) has confirmed that the original proposal to connect the new dwellings to the public sewer that flows to the south in High Street is now no longer suitable and all foul sewage from the development will need to connect to the existing foul sewer that flows to the north in High Street.

The foul sewage pumping station will consist of a concrete apron with small kiosk above and is sited adjacent to the proposed allotments.

9.8 Highways

The outline application is subject to a S106 agreement which requires the applicant to provide the highway improvements necessitated by the proposed development at the A345 and the High Street and secures a financial contribution towards these works.

Wiltshire Council Highways Department is fully satisfied with the internal layout and has raised no highway objections to the application.

9.9 Street Lighting

Concerns have been raised with regards to the position of street lights within the development. Condition 6 of the outline application requires details to be provided of all street lighting to be submitted and approved. We have yet to receive an application to discharge this condition.

6. The details of all lighting proposals, including street lighting, lighting for footpaths, communal parking areas and public areas, including the intensity of the lighting and design for light column shall be submitted to, and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

The street lighting will form part of the highway works and will need to be agreed with the Highways Department.

9.10 Footpath links

The amended plans have marked a proposed footpath link from the area of public open space to the adjacent open space area.

Concern has been raised that the application plans include footpath links to adjacent housing development which involve privately owned land. The outline application is subject to the following condition (condition 29):

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29. Prior to the commencement of plots 75 -156 (i) a scheme shall be submitted to and approved by the local planning authority showing details of how a pedestrian and cycle access path can be provided to the site boundary with the adjoining Pinckneys Estate, at a point opposite the end of Maple Way and (ii) the path shall be provided in accordance with the approved scheme prior to the commencement of development on plots 75 - 156.

Reason: In order to ensure that the future potential provision of a sustainable transport link between the two estates, as identified in the adopted development brief is not prejudiced.

This requires the development to provide a link path within the development site boundary only, thereby avoiding land ownership issues outside the red line of the application site. It was accepted at the outline stage that as the adjacent land is in private ownership a link may not be obtainable in the long term.

This reserved matters application makes no alterations to this situation.

9.11 Affordable housing

The Section 106 Agreement dated 22nd December 2008 includes at Annex C, a drawing that delineates the number, type and distribution of the affordable units to be delivered.

Concerns have been raised that the affordable housing is in blocks. The development brief stated (paragraph 5.22) that 'the development will include at least 30% affordable homes in a range of sizes and tenure and in small groups of no more than 15. In design terms affordable units must be indistinguishable in quality from the private houses.'

The layout of the development (including the layout of the affordable housing in blocks) has been approved at the outline stage.

The first phase of development comprising 44 dwellings of which, under the terms of the current outline planning permission, 11 will be affordable units. Of these 11 affordable units, Plot 12 on the outline layout is shown to be an affordable Housing unit whilst the other half of this pair of semi detached houses (Plot 11) is currently planned to be a market housing unit.

It was agreed informally that Plot 11 could become an affordable housing unit, whilst an affordable housing unit on Plot 48 (within a future phase of development) could become a market housing unit. To this end and as part of the reserved matters submission a draft deed of variation to the S106 attached to the outline consent is proposed to accommodate this change.

The applicants will need to sign a supplemental S106 to reflect these changes, as well as updating the table on Page 31 of the existing S106 that shows the mix of affordable housing units. In the affordable housing statement submitted as part of the reserved matters application, the applicants have stated that the 9 x 3 bed houses will be for rent, and the 3 x 2 bed (Plots 18, 19 & 22) will be for shared ownership, which is incorrect. The council's Housing Officer has clarified this with Spectrum Housing Group, who have now received confirmation from the applicant that the tenures for Phase 1 should show as follows:-

9.11.1 Shared Ownership (also known as NewBuild Homebuy)

Plots 11-15 E type house - 3 bed 5 person

Total 5 units

9.11.2 Rent

Plots 16-17 E type house - 3 bed 5 person

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Plots 18-19 A type FOG - 2 bed 3 person
Plots 20-21 E type house - 3 bed 5 person
Plot 22 A type FOG - 2 bed 3 person

Total 7 units

The Housing Officer has raised no objections to the revisions and has confirmed that the property sizes are in accordance with the affordable housing funding requirements. The applicant has also confirmed that the affordable dwellings will be built to current space and quality standards as required by Paragraph 1.3 of the S106 Agreement and Code 3 of the "Code for Sustainable Homes" Legislation.

The affordable housing is grouped on the southern side of Phase 1 and amended plans have added detailing (chimneys, and exposed rafter feet) used on market housing units such that it is considered that the design of the affordable housing units and the external materials and finishes are of the same quality and reflect the variety that is evident on the market housing units throughout the remainder of these phase of the development. As such, it is considered that the affordable housing units will be indistinguishable from the market housing in accordance with Government guidance that seeks to promote social cohesion and inclusion within developments through high quality and inclusive design that creates well-mixed and integrated developments that avoid segregation.

9.12 Waste and recycling

The outline approval for this reserved matters application (S/2006/1698) is subject to a S106 agreement which includes Waste and Recycling Provision.

The waste and minerals planning team have requested more details in relation to the process of construction.

However, the design and access statement accompanying this reserved matters application also includes a statement on sustainability with pages 15 and 16 including paragraphs on construction waste minimisation and refuse recycling.

Policy of WCS6 of the Waste Core Strategy was also adopted in 2009 whilst the outline planning permission was granted in 2008.

Condition 27 of the outline consent has yet to be discharged. This requires a Construction Method Statement, site waste management plan and waste audit to be submitted to and approved in writing by the Local Planning Authority.

9.13 Environmental Statement/Appropriate Assessment & Nature conservation

As discussed in the officer's report, an environmental statement was submitted with the outline application which covered the River Avon Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). An appropriate assessment was also carried out and having reviewed the environmental statement, and consideration of issues of traffic generation, noise and pollution; it was concluded that subject to the conditions attached to the outline consent, there would be no significant direct, indirect or cumulative environmental effects as a result of the proposed development.

10. Conclusion

The layout of the development, access road, ancillary infrastructure, and scale of the development has all been considered and approved on the outline planning application, leaving only Landscaping and Appearance of the dwellings as reserved matters for subsequent approval.

The detailed design components of this reserved matters application are considered to follow the provisions of the adopted development brief and in doing so gives a large degree of certainty that this reserved matters application will deliver a high quality scheme that is locally relevant to the context of Durrington. The application is considered to address the requirements set out in the adopted development brief and accords with the relevant 'saved' policies of the Adopted Salisbury District Local Plan.

Recommendation

It is recommended that planning permission is GRANTED for the following reasons:

Following completion of a supplemental S106 agreement to :

Amend the position of 1 affordable dwelling and amend the table of affordable housing mix shown on page 31 of the 2008 signed S106 agreement

Then Approve for the following reasons:

The layout of the development, access road, ancillary infrastructure, and scale of the development has all been considered and approved on the outline planning application, leaving only Landscaping and Appearance of the dwellings as reserved matters for subsequent approval.

The detailed design components of this reserved matters application are considered to follow the provisions of the adopted development brief and in doing so give a large degree of certainty that this reserved matters application will deliver a high quality scheme that is locally relevant to the context of Durrington. The application is considered to address the requirements set out in the adopted development brief and accords with the relevant 'saved' policies of the Adopted Salisbury District Local Plan, namely:

G1	Sustainable Development
G2	General Principles of development
G9	Infrastructure and facilities
D1	Design - Extensive development
G3 & G5	The Water Environment
H12	Housing – Durrington
H25	Affordable Housing
CN11	Views into and out of Conservation Areas
C12	Development affecting protected species
R2	Open Space provision.

And subject to the following conditions:

(1) The development hereby permitted shall be begun either before the expiration of three years from the date of outline permission (S/2006/1698), or before the expiration of two years

from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) This approval of matters reserved discharges conditions 01, 02, 03, 08, 09, 10 and 07 (but only in part - the schedule of external facing materials) of outline planning permission S/2006/1698 only in so far as it relates to Phase 1 of the development and the area of land edged in red to which this application relates, but does not by itself constitute a planning permission.

Reason: For the avoidance of doubt, and in order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(3) The further approval of the Local Planning Authority in respect of those matters reserved by conditions 06, 11, 12, 14, 15, 16, 17, 19, 20, 21, 22, 24 and 27 of the outline permission S/2006/1698) is required prior to the commencement of Phase 1 of the development.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(4) No development shall take place until large scale details, at a scale of not less than 1:10 of all types of dormers, chimney stack, windows (including head, sill and window reveal details), porch canopies, projecting dentil, string and corbel courses, decorative timber supports/brackets to porch canopies, eaves, verges and exposed rafter feet have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the development secures a high quality streetscape, in the interest of visual amenity and the character and appearance of the area.

Policy: D1 (Design), CN11 (Views into and out of conservation areas)

(5) No development shall take place on the dwellings hereby approved which have flintwork (plots 1, 27-28, 36-37 and 39-42) and painted brickwork (plots 3-4 and 26) until sample panels (not less than 1 metre square) of the flintwork and brick banding (to demonstrate the type of flint, style of flintwork, mortar mix, finish and pointing style) and the painted brickwork have been constructed on site, inspected and approved in writing by the Local Planning Authority. The panels shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development secures a high quality streetscape, in the interest of visual amenity and the character and appearance of the area.

Policy: D1 (Design), CN11 (Views into and out of conservation areas)

(6) No development shall commence until a scheme to restrict the parking spaces at the allotments for use by allotment holders only has been submitted to and approved in writing by the local planning authority. The development shall accord with the agreed scheme.

Reason: To ensure that adequate parking facilities are available for the allotment holders

Policy: G2 (General), G9 (infrastructure & facilities)

(7) The landing and bathroom windows in the south (rear elevation) of plot 18 shall be fitted with obscure glazing and shall be fixed shut with top hung fanlight only (as shown on the approved plans) prior to the first occupation of plot 18 and thereafter shall be maintained in accordance with the approved details.

Reason: In the interests of residential amenity and privacy.

Policy: G2 (General)

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

P.38-42.e Revision A – Plots 38-42 Elevations
ED p.35-42 – Elevations and Details Plots 35-42
ED p.26-28 – Elevations and Details Plots 26-28 & 42
ED.p-53 – Elevations and Details Plot 53
P.38-42.p2 – Plots 38-42 Second Floor Plan
P.38-42.p1 – Plots 38-42 Ground and First Floor Plans
P.1.pe Revision B – Plot 1 Plans and Elevations
P.52.pe Revision B – Plot 52 Plans and Elevations
P.53.pe Revision B – Plot 53 Plans and Elevations
P.20-22.e Revision B – Plots 20-22 Elevations
P.20-22.p Plots 20-22 Floor Plans
P.9-10.e Revision B – Plots 9-10 Elevations
P.9-10.p Revision A – Plots 9-10 Floor Plans
P.7-8.e Revision B – Plots 7-8 Elevations
P.7-8.p Revision A – Plots 7-8 Floor plans
P.18.pe Revision A – Plot 18 Floor Plans and Elevations
P.19.pe Revision A – Plot 19 Floor Plans and Elevations
P.6.pe Revision B – Plot 6 Floor Plans and Elevations
P.11-14.pe Revision B – Plots 11-14 Floor Plans and Elevations
P.15-17.e Revision B – Plots 15-17 Elevations
P.15-17.p – Plots 15-17 Floor Plans
P.23-25.e1 Revision A – Plots 23-25 Front and Side Elevations
P.23-25.e2 Revision A – Plots 23-25 Rear and Side Elevations
P.23-25.p – Plots 23-25 Floor Plans
P.2-5.e Revision C – Plots 2-5 Elevations
P.2-5.p Revision A – Plots 2-5 Floor Plans
P.26-29.e Revision B – Plots 26-29 Elevations
P.26-29.p Revision A – Plots 26-29 Floor Plans
P.30-37.e Revision B – Plots 30-37 Elevations (1 of 2)
P.30-37.e Revision B – Plots 30-37 Elevations (2 of 2)
P.30-37.p – Plots 30-37 Floor Plans
GAR.04 Revision A – Quadruple garages floor plans and elevations
GAR.03 – Double garage Option 2 floor plans and elevations
GAR.02 – Double garage Option 1 floor plans and elevations
GAR.01 – Single garage floor plans and elevations
LP.01 Revision B - Location Plan
ML.01 Revision D – Materials Layout
Materials Schedule Durrington Phase 1 Sheet 1 of 2 Rev C
Materials Schedule Durrington Phase 1 Sheet 2 of 2 Rev C
PER 17247 12 D – Open Space Proposals
ALA.01 Revision B – Allotment Areas
PER 17247 13 B – Allotment Proposals
PER-17247 11 – Landscape Proposals
AHL.01 – Affordable Housing Layout
PHSC PS/100 – Foul water pumping station
STD/834 A – Palisade Security Fencing (General Purpose)
WT 75 R – Rectangular drinking troughs
ILKLEY garage door

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

INFORMATIVE: Wiltshire Fire & Rescue

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

INFORMATIVE: Conditions 7, 8, 9 & 10 of the outline consent – PHASE 1

Conditions 7, 8, 9 & 10 of the Outline consent require the information (9) to be submitted as part of each Reserved Matters Application. The details provided in relation to conditions 8, 9, 10 (and part of 7 as sample panels are still required), as they apply to Phase 1 of the development, are acceptable to the Local Planning Authority and are hereby discharged. A separate discharge of conditions application for conditions 8, 9 and 10 is not required.

Appendices:

Appendix 1 – Committee Report for Outline application S/2006/1698

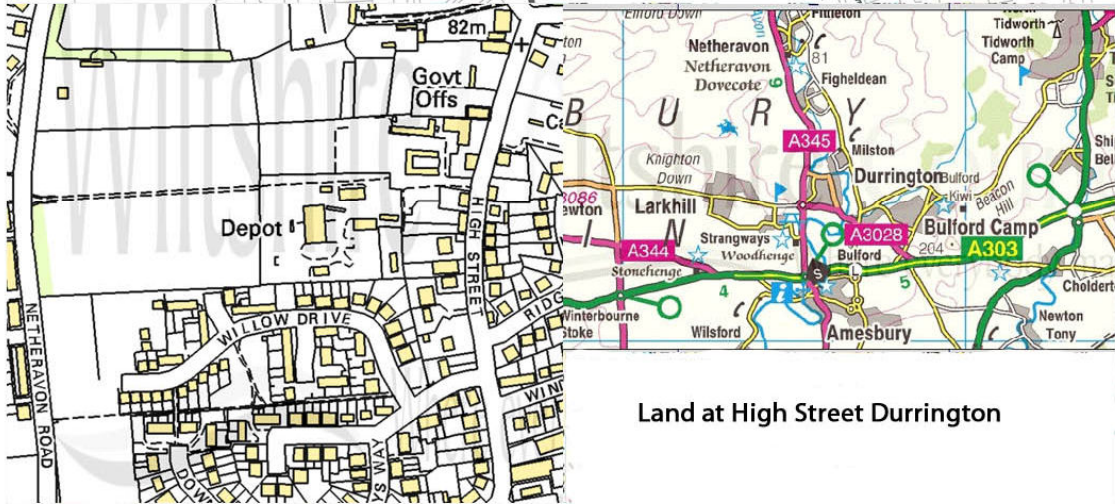
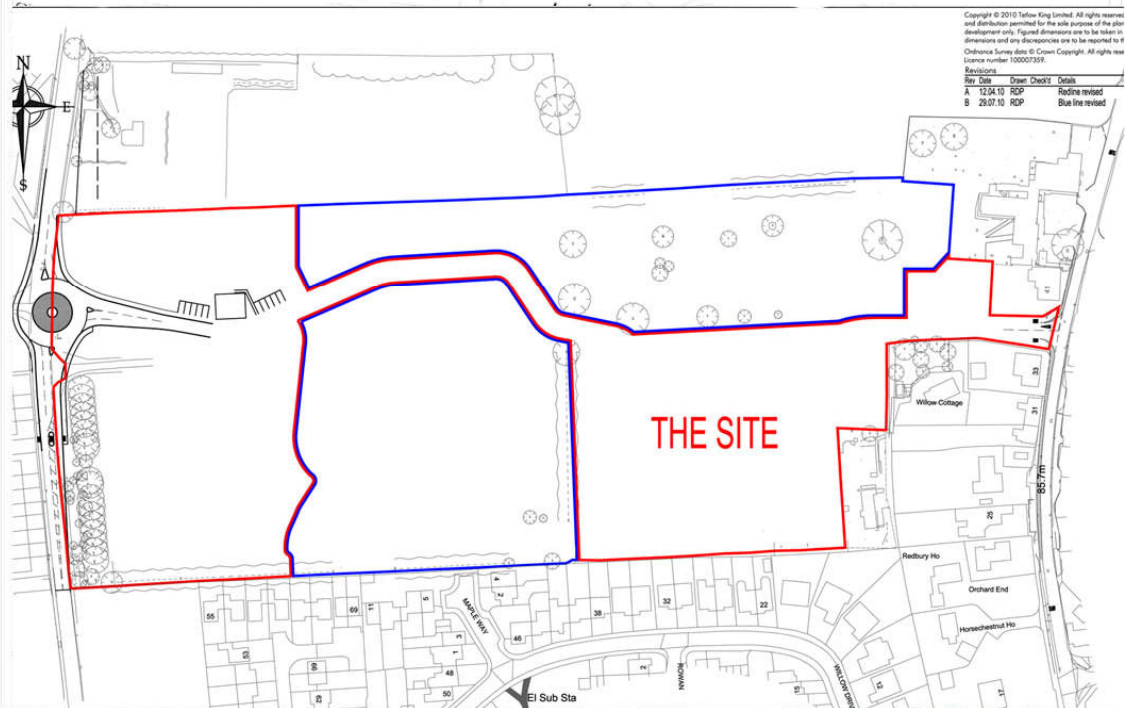
Background documents used in the preparation of this report:

Durrington Conservation Area Appraisal and Management Plan
Durrington Development Brief, Adopted – 12th July 2006
Planning Statement AH/5829
Phase 1 Development Proposals – Street Scenes
P.38-42.e Revision A – Plots 38-42 Elevations
ED p.35-42 – Elevations and Details Plots 35-42
ED p.26-28 – Elevations and Details Plots 26-28 & 42
ED.p-53 – Elevations and Details Plot 53
P.38-42.p2 – Plots 38-42 Second Floor Plan
P.38-42.p1 – Plots 38-42 Ground and First Floor Plans
P.1.pe Revision B – Plot 1 Plans and Elevations
P.52.pe Revision B – Plot 52 Plans and Elevations
P.53.pe Revision B – Plot 53 Plans and Elevations
P.20-22.e Revision B – Plots 20-22 Elevations
P.20-22.p Plots 20-22 Floor Plans
P.9-10.e Revision B – Plots 9-10 Elevations
P.9-10.p Revision A – Plots 9-10 Floor Plans
P.7-8.e Revision B – Plots 7-8 Elevations
P.7-8.p Revision A – Plots 7-8 Floor plans
P.18.pe Revision A – Plot 18 Floor Plans and Elevations
P.19.pe Revision A – Plot 19 Floor Plans and Elevations
P.6.pe Revision B – Plot 6 Floor Plans and Elevations
P.11-14.pe Revision B – Plots 11-14 Floor Plans and Elevations
P.15-17.e Revision B – Plots 15-17 Elevations
P.15-17.p – Plots 15-17 Floor Plans
P.23-25.e1 Revision A – Plots 23-25 Front and Side Elevations
P.23-25.e2 Revision A – Plots 23-25 Rear and Side Elevations
P.23-25.p – Plots 23-25 Floor Plans
P.2-5.e Revision C – Plots 2-5 Elevations
P.2-5.p Revision A – Plots 2-5 Floor Plans
P.26-29.e Revision B – Plots 26-29 Elevations
P.26-29.p Revision A – Plots 26-29 Floor Plans
P.30-37.e Revision B – Plots 30-37 Elevations (1 of 2)
P.30-37.e Revision B – Plots 30-37 Elevations (2 of 2)
P.30-37.p – Plots 30-37 Floor Plans
GAR.04 Revision A – Quadruple garages floor plans and elevations
GAR.03 – Double garage Option 2 floor plans and elevations

GAR.02 – Double garage Option 1 floor plans and elevations
GAR.01 – Single garage floor plans and elevations
LP.01 Revision B - Location Plan
ML.01 Revision D – Materials Layout
Materials Schedule Durrington Phase 1 Sheet 1 of 2 Rev C
Materials Schedule Durrington Phase 1 Sheet 2 of 2 Rev C
PER 17247 12 D – Open Space Proposals
ALA.01 Revision B – Allotment Areas
PER 17247 13 B – Allotment Proposals
PER-17247 11 – Landscape Proposals
AHL.01 – Affordable Housing Layout
PHSC PS/100 – Foul water pumping station
STD/834 A – Palisade Security Fencing (General Purpose)
WT 75 R – Rectangular drinking troughs
ILKLEY garage door
Crown Stronghold Masonry Paint details
4380:01 Rev B Drainage Strategy
4380:40 – Phase 1 External Works Layout
4380:02 – Preliminary Levels layout Phase 1
PER 17247 14B LEAP Proposals
Draft Supplemental S106 Agreement
SL.01 Revision K – Site layout phase 1
P1SL-01 Revision C – Plot 1 Sketch layout
Design & Access Statement PL060506
Durrington Services
PER17247SPEC.doc - Landscape Specification
PER17247 OS – Landscape Management and Maintenance Plan
4811.BatReport.vf – Update Bat survey report

S/2010/1072

PHASE 1 FOR 44 DWELLINGS, RE-LOCATION OF ALLOTMENTS AND PUBLIC OPEN SPACE.



Wiltshire Council
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APPENDIX 1

**COMMITTEE REPORT FOR OUTLINE
APPLICATION
S/2006/1698**

APPENDIX 1 – Committee Report for Outline Application

Application Number:	S/2006/1698		
Applicant/ Agent:	BARTON WILLMORE PLANNING PARTNERSHIP		
Location:	LAND BETWEEN NETHERAVON ROAD AND HIGH STREET DURRINGTON SALISBURY SP4 8AE		
Proposal:	DEVELOPMENT OF SITE WITH 156 DWELLINGS, ACCESS ROADS AND ANCILLARY INFRASTRUCTURE WORKS, RE- LOCATION OF NON-STATUTORY ALLOTMENTS AND PROVISION OF PUBLIC OPEN SPACE		
Parish/ Ward	DURRINGTON		
Conservation Area:	DURRINGTON	LB Grade:	
Date Valid:	15 August 2006	Expiry Date	10 October 2006
Case Officer:	Mr A Madge	Contact Number:	01722 434541

REASON FOR REPORT TO MEMBERS

HDS does not consider it prudent to exercise delegated powers

SITE AND ITS SURROUNDINGS

The site comprises 6.1 hectares of land on the north western edge of Durrington in the north of the district. The site forms part of a Ministry of Defence holding (MOD) which is currently used as offices, parking, storage yard and additional open fields. The site is largely level in its nature. It is bounded on the western boundary by the busy Netheravon Road. To the north lies open farmland with some residential close to the boundary. To the East lies a further residential property including many of the older properties in Durrington where the conservation area ends.

At this end of the site is a building known as the Red House which is listed grade 2 and subject to separate applications. Whilst to the south lies more modern residential property including what is known as the Pinckney's estate. The dwellings surrounding the site are two storey in height. Those on the southern boundary are predominantly modern in their appearance whilst those bordering the conservation area are of a more vernacular design.

The entire site is surrounded by vegetation including many trees which are shown to be retained. The site also includes land which is currently used as allotments

THE PROPOSAL

The proposal is in outline form for the erection of 156 new dwellings of 1, 2, 3, 4 and 5 bedroom design along with accompanying highway works, the provision of open space, a children's play area, affordable housing and allotment area, It also proposes monetary contributions towards education provision, recreation space and community facilities. Details to be approved as part of the outline application are:

- Layout and scale
- Means of access.

PLANNING HISTORY

Land allocated for residential development in the local plan as adopted under policy H12 – June 2003

Development Brief Adopted – 12th July 2006

CONSULTATIONS

WCC Highways –

The development should generally accord with layout illustrated on submitted Drawing no 101 Rev B, subject to details which should confirm current design standards.

The applicant should enter into a legal agreement with the County Council in respect of the provision of the highway improvements necessitated by the proposed development at the A345 and the High Street and also to secure a financial contribution to the off site works listed below.

The development plan highlighted the need for the development to promote the use of sustainable transport modes and limit the need to travel by private car. In order to achieve this goal for this site, a contribution will be required to a number of measures.

A residential travel plan will be required for the development; this is to be agreed by WCC prior to construction starting. A manager is to be appointed by the developer to oversee the implementation and evolution of the Travel Plan. Monitoring of the Travel Plan will be undertaken by WCC. This monitoring and management will be undertaken until the roads are adopted.

A welcome pack is to be provided to each house, the content is to be agreed with WCC, for example it is to include maps of walking routes to the local schools, bus timetables etc. A one year bus pass valid for all Wilts and Dorset services is to be provided as part of this pack.

Regular buses run from very close to the development to Salisbury via Amesbury and Swindon via Pewsey and Marlborough. There are currently no bus shelters at the stops on Church Street (only about 200m from the development), so a contribution is to be made towards shelters to increase the quality of the public transport offering. Real-time information is available on these bus routes so the shelters would include real-time displays. A contribution towards a new bus stop is also to be provided on High Street near the development as one of these services runs straight past the development site but there is no stop right outside.

There are two schools close to the development which will take many of the children from the development. In order to reduce the likelihood of parents from the development driving their children to school a contribution towards new, covered cycle stands, pedestrian shelters for parents waiting for their children and possibly walking maps for the welcome packs is sought.

A National Cycle Network route is planned to pass through Durrington. Part of the favoured route for this would join Durrington with Amesbury along the A345 and would pass along the east side of this site. There is evidence of existing use between the two settlements as a path has been worn along the east verge of the A345. The cycle route would increase opportunities for the residents within the development to access the facilities such as shopping and jobs in Amesbury by foot or cycle, so a contribution towards the overall cost will be sought.

The costs of the measures listed above area as follows:

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1 bus pass/year/house =£650 * (subject to change with the increase in numbers of dwellings)
137 = £89,000

2 bus shelters including Real-time information = £20,000

1 new bus stop = £100

School contributions = £30,000

Durrington to Amesbury cycle/pedestrian route =£40,000 towards overall cost of scheme

Monitoring of the Travel Plan will be undertaken by WCC until the roads are adopted this requires a contribution of £500/yr

WCC Library/ Museum –

Further to my letter of the 27th September 2006. I understand that the original layout of the scheme is to be maintained, but that it is possible for the houses on the northern part of the site to be built on raft foundations not exceeding 400mm. This will allow the majority of the layers in which the archaeological features are contained to be preserved in situ.

I therefore advise that a condition be placed on the application requiring the houses to the north of the central access road to be built on raft foundations and that the following condition is placed on the application to ensure the archaeological excavation of the foundations prior to development.

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

The written scheme of investigation will need to set out the areas to be excavated, the method of excavation and timing.

Wessex Water Authority - *Foul sewerage*, the applicant has confirmed that the proposed development will be entirely residential. As such, the existing sewerage system would have adequate capacity. (The adequacy of the sewer to drain any abnormally high non domestic flows would require verification). A connection may be made to the existing public foul sewer in the High street that flows to the south. (Not the sewer that flows to the North)

Surface water drainage – There are no public storm water sewers in the vicinity of the site. The use of soakaways may be possible. Solutions in line with SUDS should be considered. However in the event that SUDS systems are not feasible. Wessex Water should be consulted, because new discharges to the public system could cause flooding and pollution. Sewage treatment, the sewage treatment works and terminal pumping station have sufficient capacity to accept the extra flows this entirely residential development will generate.

Water Supply – Network modelling is required to determine the point of adequacy and any possible need to reinforce the system to ensure an adequate supply for the proposed development. There would be a charge for modelling. In the event that off-site mains reinforcements were required, the developer would be expected to contribute to the cost.

WCC Education –

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The required education contribution remains 10 junior age places, as previously advised. The current cost multiplier of £10,372 per place, continues to apply to any S106 agreement signed before 1st April 2007, when the DfES will publish an updated figure for 2007/08

Environment Agency –

We have no objection to the proposed development subject to the following conditions and informative being included in any planning permission granted.

Flood Risk- We consider the flood risk assessment (FRA) prepared by Hyder Consulting (Appendix 4.2 of the Environmental Statement (ES), submitted in support of the application, to meet the requirements of Planning Policy Statement 25: Development and Flood Risk (PPS25). The proposed development is in accordance with the guidance contained therein.

However, we do not accept any liability for the checking of the design, calculations or details, this responsibility remains with the developer or agents acting on his behalf.

We would take this opportunity to remind the applicant PPS25 states in Table B.2 gives national precautionary sensitivity ranges for Peak rainfall intensities, they are as follows:

1990 to 2005 – 5%; 2005 to 2055 – 10% 2055 to 2085 – 20% and 2085 to 2115 – 30%.

Given that the proposed development is residential we consider 2107 to be an appropriate planning horizon. Therefore with respect to climate change impacts on rainfall intensities we recommend a 30% increase in preference to the 10% increase advocated in paragraph 7.3 on page 16 of the FRA.

Condition

No development shall begin until details of a scheme for the provision of surface water run-off limitation incorporating sustainable drainage principles, as detailed in the Flood Risk Assessment (Hyder Consulting (UK) Ltd, dated July 2006), has been submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and timetable agreed.

Reason

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

Water Efficiency

Condition

No development approved by this permission shall commence until a scheme for water efficiency has been submitted and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason

In the interests of sustainable development. It is necessary to minimise the local demand for water to protect future supplies

Informative

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The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum dual flush toilets, water butts, spray taps, low flow showers (no power showers) and white goods (where installed) with the maximum water efficiency rating. Greywater recycling and

rainwater harvesting should be considered. The submitted scheme should consist of a detailed list and description (including capacities, water consumption rates etc. Where applicable) of water saving measures to be employed within the development.

Although section 7.5 and 7.6 of the ES address water efficiency and mitigation, we require clarification on exactly what water efficiency measures shall be incorporated within the design of the scheme. Measures are mentioned in the report but there is no definitive statement specifying that they shall be implemented. We are satisfied that this information can be covered by the use of the above condition and informative.

Contaminated land

We acknowledge receipt of the following contamination-related reports in association with this application:

Gibb Environmental (sept 2000) LQA Phase 1: Desk Study
Gibb Environmental (Sept 2000) LQA Phase 1: Desk Study Technical Note
Carl Bro (January 2005) LQA Phase 2
Carl Bro (January 2005) LQA Phase 2: Technical Note

The site is considered to be highly sensitive in terms of groundwater protection. It lies within a major aquifer and within a groundwater Source Protection Zone 1. We consider the investigations undertaken at the site have appropriately identified the existing/potential source-pathway-receptors.

Condition

During site redevelopment, if contamination not previously identified is found at the site, no further development (unless otherwise agreed in writing to the LPA) shall be carried out. Further development shall only proceed once the developer has submitted and obtained written approval from the LPA for an addendum to the Method statement. The addendum to the Method Statement must detail how the unsuspected contamination will be dealt with.

Reason

The prevent pollution of groundwater by the release of soil contaminants disturbed by the construction process.

The owner/developer is reminded that we do not issue formal “approval” for site investigation, risk assessment or remedial works undertaken in associated with land contamination. The responsibility for appropriate investigations and assessments rests with the owner/developer.

Pollution Prevention

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests of the site.

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Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes.

Sustainable Construction

We would strongly recommend that the design and construction of the development includes ambitious sustainable construction measures, such as those given in the Building Research Establishment (BRE) EcoHomes standards or similar. This allows the maximum preservation of natural resources during construction and improves energy efficiency and cost reduction during subsequent use.

English Nature

River Avon SAC/SSSI

English Nature is satisfied that most of the potential impacts on the SAC have been addressed, however further detail is required to confirm that appropriate measures will be in place in order to determine no likely significant effect on the qualifying interest of the site.

English Nature's advice as outlined on page 14 of the Environmental Statement (ES) was that *"during the compilation of the Environmental Statement, you should cover likely significant effects of the development and present them in a discrete chapter of section. Your findings will then help to inform whether or not the district council will be required to carry out an Appropriate Assessment. Due to the sensitive location of the development site, (near to the River Avon Special Area of Conservation) there is potential for significant effects but further assessment is required."*

Although the ES states that this has been completed it does not appear in the main document. In order to confirm an assessment of no likely significant effect all potential impacts from the development on the River Avon SAC must be shown along with how these impacts will be avoided. This could be in table format and should include impact significance, mitigation and residual impact.

English Nature endorses the recommendations designed to minimise impacts on the River Avon post- construction: SUDS, including permeable roads, and water efficiency measures. It is encouraging that these details have been submitted. With regards to potential impacts during construction, it is stated that a Construction Environmental Management PLAN (CEMP) will be written and adhered to. English Nature requires the scope of the CEMP to be provided prior to the granting of outline permission, outlining the potential impacts which will be addressed by further detail later, for example: preventing accidental run-off of materials directly into the River Avon and via groundwater, ensuring adherence to the CEMP." etc.

Once English Nature have agreed the scope of the CEMP, we can be satisfied that this proposal would not be likely to have a significant effect on the important interest features of the River Avon SAC or any of the features of special scientific interest of the River Avon System SSSI.

Protected Species

Reptiles

Southern Planning Committee 28/10/10

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Although the survey effort for reptiles was not as intensive as intended, the recommendation to clear likely reptile habitat using hand tools only appears appropriate based on the results. However, English Nature also that habitat clearance is planned for late autumn, when eggs have hatched but before the hibernation period. In addition, suitable reptile habitat and

hibernacula should be incorporated into the proposal. This will help to achieve a net gain for biodiversity (as set out in PPS9: Biodiversity and Geological Conservation) and would provide a suitable receptor site should reptiles be found at a later date.

Bats

The majority of the bat interest is in the Red House and surrounding buildings, which English Nature understands is the subject of a separate application. Mitigation and enhancement for bats should be considered across the site, however, since there is considerable scope within the boundaries of this application to provide for bats associated with the Red House. Details of bat mitigation and enhancement within new buildings should be provided at reserved matters stage.

From the survey report it would appear that there are buildings and trees with moderate potential for bats within this application site. Since the bat survey is now 2 years old, it is English Nature's advice that the buildings and trees are re-surveyed prior to development. Note that if bats are found, it is likely that a licence will need to be applied for and additional mitigation incorporated into the proposal, which could cause delay. Surveys should therefore be timed to take account of this. The bat survey report recommends that ivy is removed carefully from trees prior to felling in case bats are present, which English Nature endorses. As stated if bats are found unexpectedly, work should stop and English Nature should be contacted for advice.

English Nature supports the recommendations to enhance bat flight lines and foraging habitat, for example through the gapping up of hedgerows and seeding of meadow species onto grassland. These measures will also benefit other species. A management plan clearly outlining methods and responsibilities for maintenance of new planting, existing habitats etc should be drafted and secured by legally enforceable means to ensure their effectiveness.

It is proposed that a methodology is produced detailing measures taken to prevent disturbance to bats during construction. This largely applies to the Red House but need not be provided at planning application stage since it will be required as part of the licence application process.

Further to our letter of the 15th September 2007, we have received a letter from Barton Willmore outlining the scope of a Construction Environmental Management Plan (CEMP). Natural England is satisfied that the suggested scope covers our concerns regarding potential water pollution issues during construction and advises that a planning condition is set, to the effect that no development shall commence until a detailed CEMP has been provided and agreed with Salisbury District Council and Natural England.

Wiltshire Wildlife Trust

We have no objection to the application.

Protected species surveys

Southern Planning Committee 28/10/10

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We are satisfied that all necessary surveys have been carried out. We support the recommendations made in the bat report (4woods ecology. September 2004) and the reptile survey (Hyder Consulting,

May 2006), and it seems that these have been incorporated into the mitigation sections contained within the Environmental Statement. We would advise that the recommendations of the surveys are followed, and the Natural England Bat Mitigation Guidelines adhered to. Clearance of the vegetation in the areas identified in the reptile report as having potential to harbour reptiles, should follow the recommendations of the survey.

The Trust was pleased to see that efforts have been made to retain existing habitat, such as the tree lines and hedgerows that will be used by a variety of species such as breeding birds and bats. The suggested timings to avoid the bird breeding season should be adhered to; no vegetation clearance should occur between March to August inclusive.

The trust was pleased to see that efforts have been made to retain existing habitat, such as the tree lines and hedgerows that will be used by a variety of species such as breeding birds and bats. The suggested timings to avoid the bird breeding season should be adhered to: no vegetation clearance should occur between March to August inclusive.

Designated sites

The River Avon SSSI and SAC is approximately 200m away from the development site, but we feel that providing the proposed Construction Environmental Management Plan (CEMP) is produced and adhered to, the potential to adversely impact this sensitive watercourse will be minimized or avoided. Hence, production of the CEMP should be made a condition of planning permission and all the relevant authorities consulted.

Measures to enhance biodiversity and sustainability

The commitment to improving the sustainability of the development is to be supported, in particular the proposals to improve water efficiency. The inclusion of a sustainable Urban Drainage Scheme (SUDS) is also to be supported, but we would ask that more be done to enhance the new drainage channels for wildlife, such as through the provision of refugia for animals, and the planting of native aquatic species. Hence we would prefer the provision of Swales rather than gullies and interceptors, if there were enough space within the development.

All public bodies (including the council) have a biodiversity duty under the Natural Environment and Rural Communities Act (NERC) 2006, to have due regard for conserving biodiversity. This includes restoring or enhancing a population or habitat. We are pleased that simple measures, such as the installation of bird and bat boxes and the native planting of locally sourced species, are being considered for incorporation into the development. We are pleased that there are proposals for areas of long grass to be left with others mown, and areas sown with a meadow seed mix of local provenance. This should provide a mosaic of habitats to enhance the area for a wide variety of species.

There is no mention of energy efficiency in the proposal, and the Trust would like to see measures adopted to reduce the amount of energy consumption. This could be in the form of

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appliances and equipment, such as energy efficient light bulbs and through staff training. As a further efficiency

REPRESENTATIONS

Advertisement -	Yes	Expired 7 th September 2006
Site Notice displayed -	Yes	Expired 7 th September 2006
Departure -	No	
Neighbour notification -	Yes	Expired 7 th September 2006
Third Party responses -	Yes	Letters of objection summarised as follows

(a) 34 similar letters objecting on the following grounds:

- 1) The allotments were appropriated under lease for allotment purposes by Durrington Parish Council and allotment holders rent these from the parish council. They are therefore statutory. Section 8 of the Allotments Act 1925 application should be sought to release the allotments this has not been sought or approved for release of the allotments. The application should therefore be refused.
- 2) The allotment site has been in continuous use for more than 30 years. A select committee on the Environment , Transport and Regional affairs during an enquiry received a memorandum from the local government association which stated that 25 -30 years was a considerable period of time after which allotments should be made statutory. A similar number of government select committees have had similar or the same recommendations.
- 3) Policy R20 of the SDC local plan states that statutory allotment sites will not be permitted unless alternative facilities are provided in an appropriate location, or the allotments are no longer required. Reference is made to a planning application determined in 2004 by western area committee that was refused on an allotment site because of the absence of a suitable alternative site of equal quality. This despite the fact the allotments were disused.
- 4) The development brief for this site states: The allotments will be relocated with continuity of use and will be of an equal or greater quantity and quality than the existing. Considers that proposed site is neither appropriate or of equal quality.
- 5) The reasons for it not being of equal quality are because of airbourne pollutants from the road as it will be adjacent the busy main road and the roundabout.
- 6) Noise pollution. The current allotments are a very peaceful and tranquil place which the new ones are not.
- 7) Access The existing allotment is very close to the source of demand and within easy walking distance of the built up part of Durrington. The new one is not and a lot of the allotment holders are elderly meaning that access will be difficult.
- 8) The existing allotments are established with many mature trees and shrubs. The proposed replacement will not have any of this.

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- 9) Screening, Existing allotment site is well screened the new one will not be screening gives protection from wind this will not be the case with the new one.
- 10) Size, Existing statutory allotment site is of good size. Considers proposed allotment site will be smaller.
- 11) Soil existing allotment site has deep fertile soil where as proposed one will not.
- 12) Security Allotment site is quiet and remote so don't need to lock the gates. The new site is not going to be so remote so will be less secure
- 13) Parking Existing site has lots of secure parking the new site will not have this.

Letter received stating that S Bezant does not represent all the allotment holders at the Durrington allotments

(b) 27 similar letters of objection on the following grounds:

- 1) The density of the proposed development where it meets the conservation area is too high. It needs to be low density.
- 2) 20mph speed restriction on the High Street. This is to be applied where the road narrows at the junction of new access to development. There is not enough room for people to pass safely. It will also encourage the use of the main access to the development from the Netheravon Road.
- 3) Extend the network of footpaths within the development to encourage footpath usage. This will make it a safer place for pedestrians and motorists.
- 4) "Creating a place to live" feature houses to be placed at the access from the High street and the new development.
- 5) The number of houses to be restricted to a max of 137 and not raised higher at any further planning stages.
- 6) The High Street is in a conservation area and therefore should be conserved colouring the road with paint is not in keeping.
- 7) The speed limit on the A345 should be reduced to 30mph
- 8) Suggest sleeping policeman on High Street.
- 9) Pinckney's Way access added, increasing High Street traffic.

4 additional individual letters of objection:

- 1) Concern is expressed that the removal of the MOD offices away from this site will increase travel needs in a non sustainable manner, away from the existing housing in Durrington. This contradicts the principles of sustainability established by the government.

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- 2) The DE site is in the conservation area and one of the most scenic areas of Durrington. It is the loss of an important open space in this area to build 137 dwelling houses. This mediocre proposal should be discouraged on the grounds that it does not respect the grade 2 listed building at Red House.
- 3) Increased traffic volumes development is going to result in at least 137 and possibly (more likely 200 vehicles parked on the site. The High Street is narrow and devoid of pavements. Many pedestrians will use the High Street from this site and the proposal for the level of vehicles is likely to conflict with them.
- 4) There should be a 20mph speed limit on the High Street and more enforcement of the 40mph speed limit on the A345
- 5) Considers that only pedestrian access should be permitted to the High Street as per an earlier adopted plan in 2000.
- 6) The facility of parking in the DE car park for the public at weekends will be lost which will lead to further parking on the High street.
- 7) Concern is expressed over the likely effect to protected species on the site.
- 8) Developing on the green area will detract from the open space.

Social housing regrettably attracts problems and this site is likely to attract those. The carton factory was replaced with 100% affordable housing so why more on this site?

- 9) Village infrastructure is not able to cope with the current population. It is easy for the developer to offer a one time payment. The long term bill for these services rests with this and future generations of Durrington villagers.
- 10) Considers that the three storey properties would detract from the skyline of the village and conservation area.

On the amended application the following responses were received

36 similar letters of objection – objecting on the same grounds as A above but also including the following:

- 1) Feature houses to be placed at the access from the High Street and the new development
- 2) The number of houses to be restricted to 137 and not raised higher at any further planning stages.
- 3) The low cost housing should not be on the perimeter of the development especially adjacent to any conservation areas.

6 further letters of objection

- 1) House numbered no 18 on the plan is very close to boundary with Pinckney's estate and will overlook the property there.

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- 2) Plans show footpath from the new site through our site and over our land agreement has not been sought from us on this issue.
- 3) Consider proposal to use the High Street which does not have footpaths very dangerous.
- 4) Consider vegetation should be substantially reinforced. In order to protect the conservation area.
- 5) Consider that the affordable housing should not be situated adjacent the already established housing in the area.
- 6) There is an area with public access behind a garage block which when originally designated as part of the garden of the adjoining house would not have been a problem.

However in its currently proposed form will be a security risk, and will encourage dumping etc.

Parish Council response Yes: Object

- 1) Although we accept the applicants explanation that the increase in numbers is due to a reassessment of the sizes of dwellings needed to meet the local housing needs, we would strongly resist any further increase in numbers.
- 2) We would like to see greater integration of affordable dwellings/open market by at least halving the numbers in each clump of affordable and doubling the number of clumps.
- 3) Following the meeting 12/01/07 in SDC Planning:-
 - a) We accept the proposal that the PC will take over responsibility for the allotments, children's play area and open space when completed. However we do not accept that this open space area completely fulfils all the requirements under R2. Full calculations should be carried out.
 - b) We do not accept the offer of £40K made by the developer under R4 as payment to provide improved Youth Centre facilities in the village.
 - c) We do not accept the requirement made by the developer that we should provide him with details of other funding for this capital project. How we obtain our funding is parish council Confidential Business and must remain so.

MAIN ISSUES

- 1) The local plan process and the development brief
- 2) Scale and impact of the development
- 3) Highway impacts
- 4) Affordable Housing
- 5) Education
- 6) Recreation Strategy
- 7) Impact on amenities
- 8) Archaeology
- 9) Allotments
- 10) Developer contributions
- 11) Environmental Statement/Appropriate Assessment & Nature conservation

POLICY CONTEXT

Southern Planning Committee 28/10/10

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G1 and G2 General Principles of development
G3 The Water environment
D1 Design Extensive development

H12 Housing Durrington
H25 Affordable Housing
C10 Nature Conservation
C12 Development affecting protected species
R2 & R3 Open Space provision.

PLANNING CONSIDERATIONS

1) The local plan process and the development brief

This planning application relates to land allocated for residential development within the currently adopted local plan. This site was allocated to assist in meeting the housing needs of the district up to 2011. Contained within the local plan under policy H12, the plan allocates the land for residential development, including a mixture of open space, off site highway provision and structural landscaping. The policy states that a mix of housing types and sizes will be sought including a minimum of 25% of affordable housing. The policy goes on to state that planning obligations will be sought where they are necessary, relevant to planning and directly related to the site.

As a direct result of this policy and prior to the submission of this planning application a development brief was drawn up the purpose of which was to identify the constraints that effected the site, to ensure that the development was of the highest quality and designed to preserve and enhance the character of the surrounding area and also to inform both the local community and prospective developers of the standard of development that will be expected together with any necessary improvements that may be required off site.

The development brief which was seen and commented on by Northern Area Committee was formally adopted on 12th July 2006. The development brief laid the foundations for this application and set out standards to which this planning application needs to accord. It is against this background that this planning application needs to be judged.

2) Scale and design of development

The overall scale of development in terms of site area accords with that set out in the development brief. The brief envisaged between 120 and 200 houses. The current 156 houses falls within those parameters and within the current government guidance on densities of between 30 and 50 dwellings per hectare. The brief envisaged a 2 storey development, which would be at its densest at its eastern end adjacent the conservation area, and at its most spread out at its north western end. For this reason the larger houses are to be constructed at its northern end, whilst the smaller dwellings are located at its eastern end. There have however been some changes to this during the consultation period whereby it was suggested by local residents that it would be more appropriate to have some smaller properties at the northern end adjacent the open space where they could overlook the equipped play area that children will be using.

Clearly at its eastern end it meets with the Durrington Conservation Area and therefore the design at least in terms of its layout needs to reflect the character of the conservation area and the surrounding buildings. The details of this in terms of elevations are for later

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consideration, however the layout as shown is not considered incompatible with the surrounding area.

It is considered that the design generally accords with policies G1 and G2 of the local plan and with the adopted development brief.

The brief envisaged various feature spaces at key points throughout the development these have been shown on the layout plan although the details of this in terms of how they are to be hard and soft landscaped and to be treated in terms of perimeter delineation will be subject to a reserved matters application.

Many of the houses front directly onto the street as envisaged by the design brief, although where this occurs a privacy strip between the edge of the dwellings and the road is introduced which is sometimes hard surfaced and sometimes soft landscaped. The majority of the parking is situated in courtyards to the rear of the properties in order to hide the parking away from the main street frontages. It is considered that this effectively achieves the design principles set out in the development brief.

The overall design is such that it is considered that the design and layout of the development conforms to the development brief and meets the objectives of good design as set out in national and local plan policies.

Highway Impact

The issue of the highway impact of such a development have been discussed and considered at length both at the time of the original local plan designation and latterly with the agreement of the development brief at the site. It is not therefore proposed to replicate the issues that were settled at that time within this report.

The design of the development allows for two main points of access to the site of which one is on to Netheravon Road (A345) via a new vehicular access close to the existing informal access. A new roundabout is proposed at this junction in order to act as a measure partially for slowing down traffic on this busy road. In addition a further exit is envisaged on to the existing High Street where improvements are proposed to the High Street in terms of new signage, resurfacing and other highway improvements. These will be included in the subsequent legal agreement.

Parking is provided at at least one parking space per dwelling with larger dwellings having two car parking spaces. This complies with current local plan policy on parking spaces and with sustainable objectives. Wiltshire highways department have confirmed their approval of this level of parking provision.

Highways have confirmed that the provision for off-street highways works as proposed are satisfactory in so far as they go however they have asked for contributions to various other off street highway works (see their consultation response above.)

Objectors to this development have brought up a number of highway issues, many of which it is inappropriate to reconsider here as they concern principles of development which are already in the adopted brief. In particular, the issue of not using the main High Street and keeping this as pedestrian has already been considered as part of the development brief and

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the brief allows for full vehicular access. This issue cannot be reconsidered here. The proposal does not provide for making the High Street a 20mph Zone as it is considered more effective to provide bollarding and signage to provide for pedestrian refuge along the High street, which is what is intended in anticipation of the numbers of people and vehicles who will be using this entrance.

The enforcement of speed restrictions on the A345 is something that falls to the police to enforce and any concern that speeding may at present be occurring on the A345 should be reported to the police or to the Wiltshire safety camera partnership.

At the time of writing the local authority were awaiting confirmation from Wiltshire County Council that they would be willing to compulsorily purchase an area of land between the proposed pedestrian footpath on the Southern boundary and the neighbouring Pinckney's estate. The recommendation for approval is put forward on the assumption that they are willing to do this.

Affordable housing

The development proposes 37% affordable housing in a section 106 legal agreement. This comprises 16, one bedroom flats, 20 2 bedrooms dwellings, 18, 3 bedroom dwellings and four, 4 bedroom dwellings (58 dwellings).

These are to be spread throughout the site in seven groups. This provides the majority of smaller houses and flats which is in line with the council's key areas of need in terms of dwelling sizes. The agreement will achieve phasing that delivers affordable housing through the life of the development works.

Aside from the provision of social affordable housing, the proposal will provide private housing generally focusing upon 1, 2, 3 and 4 bed market units, thereby meeting the requirements of the Local Plan Inspector for new residential proposals to address the range of housing provision need and not simply concentrating provision at the upper end of the market scale.

The proposal will therefore address both the prime area of social need requirements, but also the prime areas of local market need.

The proposal for 37% affordable housing takes into account guidance on affordable housing and the expectations of the development brief and policy H12 of the adopted local plan.

Concerns have been expressed by objectors that the affordable housing should not be placed close to the conservation area. There is no material planning ground why this should be the case. Indeed the argument rather works the other way in that affordable housing should be no different in its quality to any other housing and occupants of such housing should be entitled to live near the conservation area in the same way anyone else would.

The argument has also been raised that there is too much affordable housing on the site, but given the need within the district and the very high house prices being experienced and the councils own adopted SPG this is not a sustainable argument.

The applicants have taken on board the comments of the parish council raised during this application which was that they would like the affordable housing broken up more than it was

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when first submitted such that the affordable housing is now broken up into seven areas spread throughout the site. This it is considered will mean that this avoids any large areas of affordable housing being formed.

Education requirement

Wiltshire County Council has identified an educational need arising from the development for primary education provision. This will be provided through the standard calculation for

educational contribution according to the number of children generated by the number of units on site and the size of those units. At present as indicated above the education department predicts a need arising out of this development for 10 additional junior places.

Recreation strategy

The proposal will provide for both on site recreational provision in terms of a LEAP (local equipped area of play) and off site provision by way of a commuted sum payment in line with the council's current off site payment schedules.

It is proposed to provide a LEAP in the south western part of the site adjacent an informal open area. The informal area has effectively been put in this place in order to connect with that further south which is already in the parish councils control so that the areas can effectively be integrated as open space.

The parish council have expressed an interest in taking over the future maintenance of the main amenity area and to this end a commuted sum for the future maintenance is being negotiated with the developers to be passed on to the parish council.

The amount and quality of the open space together with further contributions to recreational provision and ongoing maintenance costs meets the requirements of the development brief and the policies contained within policy R2 of the local plan and as such it is considered that this will meet the needs of the development as proposed.

Impact on amenities

The site is situated such that on its southern side there is a substantial amount of housing and some objections have been received to the development. Officers have looked at any objections received as regards overlooking, overshadowing etc and have come to the conclusion that in the present layout it would be possible to design all the dwellings so that overlooking and overshadowing does not occur. In particular plot 18 has been referred to by objectors as being too close to neighbouring properties however officers are of the opinion that this particular dwelling could be designed such that it does not overlook any other dwellings. It is considered therefore that in terms of overlooking, overbearing or overshadowing the proposed layout complies with policies in the local plan.

Archaeology

During the course of the application the applicants submitted an archaeological field evaluation which outlined that there could be the potential for significant archaeology in the

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Northern part of the site. The county archaeologist has accepted that the part of the application north of the main access road can be built on raft foundations in order to prevent the archaeology that may potentially be present on that part of the site being disturbed this will be need to be conditioned if members decide to approve the application. Similarly the County archaeologist has suggested that a watching brief be carried out during the course of excavation at the site.

Allotments

The local authority has received representations from the local allotment holders that because the allotments on this site are statutory, planning permission cannot be granted for their redevelopment. The applicant's agent is firmly of the view that the allotments are not

statutory. They state that for the allotments to be statutory they must be either owned by a local authority or be on a long lease. The parish council have a short lease and therefore the allotments are not statutory in the agent's opinion.

The advice from the council's legal department is that it would seem unlikely that the allotments are statutory as the local authority referred to, (the parish council) only has a short lease over the land and the allotment holders have been given notice to quit. It is therefore considered that the allotments are not statutory and planning permission can be granted for their redevelopment.

Policy R20 of the adopted plan is relevant here in that it states *"The development of allotment sites will not be permitted unless alternative facilities are provided in an appropriate location, or the allotments are no longer required in the locality"*. As was proposed in the development brief, the allotments are of a similar size to those which are being replaced and adequate facilities will be provided for the allotment holders. The positioning of these allotments has already been decided by way of the adopted development brief and the positioning does not differ from this.

The objectors' other comments regarding noise, pollution etc are noted but given the positioning of the allotments in the development brief this cannot be changed. Adequate screening and security will be provided for the allotments when they are built. Car parking is to be provided for the allotments, the objectors other comments are noted.

Developer contributions

In addition to the contributions outlined elsewhere in this report the developer is currently negotiating on a community contribution to be used towards facilities within Durrington which this development will impact on. Such provision is contained within policy R4 and parish council representatives have been involved with as to where this contribution is likely to be spent. At present it appears likely that such a contribution will be spent on and towards a new youth centre facility. An update on the current situation as regards this will be brought to the Northern area committee.

Environmental Statement

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An environmental statement has been supplied with this application which covers the following issues

- The River Avon SAC and SSSI
The River Avon SAC and the SSSI lie 200m away from the site this is afforded protection under the European Union Habitats Directive. Given their special designation and the closeness of the site to them. Very special consideration needs to be given to the effects that this development will have on both of these areas both during and after construction.
- Nature conservation interest of the SAC habitat and species

The Environmental Statement reaches conclusions on nature conservation in two specific areas that of on site effects and off site.

It concludes that on site effects would be seen in the loss of some common habitats and foraging areas for bats. It is not thought however that any significant impacts to on site ecology are anticipated as a result of the proposed development.

In relation to off site impact the report concludes that again there will be no major significant effects providing the measures that are highlighted elsewhere in the report including SUDs systems are implemented.

It is considered likely by officers having reviewed this section of the report and having carried out an appropriate assessment for the site that the impact on species within the area will be low and provided that the recommendations contained within English Nature's report are followed this is acceptable

- Potential impacts on the rivers ecosystem through potential habitat loss and pollution during and after construction.
- Increased demand on water resources

The development will inevitably put more demand on water resources in the area the key therefore is to manage this adequately in order to ensure that this is done the developers propose that the development is designed to a good BREEAM Ecohomes rating. Sewage is to be discharged to the nearby Wessex Water foul sewer. The surface water drainage is not to be discharged from the site to the River Avon or any other watercourse. Some pollution prevention will be provided by the proposed SUDS system (see below) Wessex Water and the Environment Agency have raised no objections to these matters and it is considered that this adequately addresses the water needs of the development.

- Flood risk
The river Avon flows 200m to the north and north east of the proposed development site and the site is located within flood zone 1 there is therefore potential for this development to generate considerable surface water run off as the amount of impermeable areas will increase from 1.64ha to 4.34ha this will present an increased surface water run-off flood risk to the site and to downstream areas.

The applicants propose to use a system of SUDs to control this and to store much of the surface water run off within reservoirs beneath the permeable paving units proposed as

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part of the system. It should be noted that the Environment Agency are satisfied with this solution to the problem and have raised no objection to the development subject to the conditions and in formatives that they have highlighted.

CONCLUSION

Having reviewed the Environmental Statement in the light of the above points and other issues such as traffic generation and noise and pollution during construction it is not considered that there will be any significant environmental effects either direct, indirect or cumulative as a result of the proposed development. This is based on the measures set out for mitigation particularly the water management plan within the Environmental Statement conditions for which will need to be imposed if planning permission is granted.

This application represents an important element within the local plan's housing strategy, achieving a significant housing allocation to go along with other Brownfield sites within the local plan.

The replacement local plan process has identified the site as a housing allocation site appropriate for residential development. This has been achieved following the assessment of the need for and supply of housing land. The inspector made it clear that this site was appropriate for housing.

A development brief was subsequently developed which set out the principles for development on this site. These principles it is considered have been met in the development.

Aside from the principle of development the application acknowledges the need to meet local infrastructure requirements via contributions towards education, recreation and highways improvements as well as the on site provision for 33% affordable housing.

The design form adopts the framework set out by the development brief in terms of height range and density accepted within that brief.

In conclusion therefore this proposal represents an effective Greenfield development wherein the developer has indicated a commitment to the creation of an attractive and identifiable place.

RECOMMENDATION: Subject to:

A. The applicant and all necessary parties entering into a Section 106 legal agreement within two months of the resolution to grant relating to:

- **The provision and phasing of 37% affordable Housing**
- **The provision of a commuted sum towards an acceptable level of off site recreational facilities for youth and adult need.**
- **The provision of on site toddler play facilities,**
- **The maintenance of on site public open spaces including street trees.**
- **The payment of a commuted sum relating to the need for local educational infrastructure improvements,**

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- The payment of a commuted sum towards off site highway infrastructure as required by Wiltshire County Council (including bus shelters, provision for the schools as outlined in WCC highways letter dated 28th November 2006) and the implementation of a residential travel plan,
- The payment of a commuted sum as a community contribution
- The provision for and timing of the allotment facilities

B. Wiltshire Highways confirming their acceptance to compulsory purchase the strip of land between the proposed southern boundary pedestrian path and the neighbouring Pinckney's estate.

C. No further representations raising new issues being received on or before 6 March 2007

D. Confirmation from the council's solicitor that the existing allotments are non-statutory

RECOMMENDATION: APPROVE

For the following reason:

This application represents an important element within the local plan's strategy, achieving a significant housing allocation to go along with other Brownfield sites within the local plan.

The replacement local plan process has identified the site as a housing allocation site appropriate for residential development. This has been achieved following the assessment of the need for and supply of housing land. The inspector made it clear that this site was appropriate for housing.

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In conclusion therefore this proposal represents an effective Greenfield development wherein the developer has indicated a commitment to the creation of an attractive and identifiable place.

And subject to the following conditions:

1. Approval of the details of the appearance of the buildings to be erected and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing prior to the commencement of development.

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Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (as amended)

The permission is in outline form only and requires the submission of further details.

2. Plans and particulars of the reserved matters referred to in condition 01 above, relating to the scale, design and external appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (as amended) The permission is in outline form only and requires the submission of further details.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (as amended)

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

(A04A)

Reason: This permission is in outline only and is granted under the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order, 1995. (as amended)

5. Prior to the submission of the first reserved matter application the applicant shall submit to and have approved in writing by the Local Planning authority a phasing plan for the overall development approved in principle by this planning permission, and the phasing of development shall subsequently accord with the approved scheme unless subsequently agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the development, if it is to be phased, occurs in a reasonable manner

6. The details of all lighting proposals, including street lighting, lighting for footpaths, communal parking areas and public areas, including the intensity of the lighting and design for light column shall be submitted to, and approved in writing by the Local Planning Authority prior to the development of each phase of development, and the works shall subsequently accord with the approved scheme.

Reason: In the interests of amenity

7. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5) a schedule of external facing materials relating to that reserved matters application shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on site, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the development has an adequate appearance

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8. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5), full details of the requirements of that reserved matters submission site in terms of both hard and soft landscape works, to include the phasing of implementation, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first use of the development hereby permitted. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. Drainage, power, communications cables, pipelines etc. indicating lines , manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant).
Reason: In the interests of amenity
9. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5) details of the requirements of that reserved matters submission site in terms of earthworks shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.
Reason: In the interests of amenity
10. As part of each reserved matters application submitted in accordance with the approved phasing plan (under condition 5) full details of the requirements of that reserved matters submission in term of all proposed tree planting, and the proposed times of planting, shall be approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.
Reason: In order to ensure that adequate tree planting takes place.
11. Before any development is commenced on the site, including site works of any description all the existing trees to be retained shall be protected by a fence, of a type and in a position to be approved by the Local Planning Authority, erected around each tree or group of trees. Within the areas so fenced, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 2 inches (50mm) or more shall be left unsevered (See British Standard BS 5837:1991, entitled 'Trees in relation to Construction'.
Reason: In order to ensure adequate tree protection is proposed.
12. The development shall strictly accord with the approved Code of Construction Management. Additional details will be submitted to, and approved in writing prior to the commencement of each reserved matter application setting out the provision for staff car parking away from adopted roads, together with precise location of stored materials, the provision of noise attenuation measures, dust management and wheel washing facilities where necessary, and the construction process shall subsequently accord with the approved working practices.
Reason: In the interests of amenity

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13. No construction work (excluding the internal fitting out of dwellings), nor the movement of spoil from site shall take place outside the hours of 0700 - 2000, Monday to Thursday, 0700 - 1800 on Friday, 0800 - 1300 on Saturday and at no time on Sundays and Bank holidays.

Reason: In the interests of amenity

14. No dwellings within any subsequent reserved matters submission shall be commenced on site until a scheme for the disposal of sewerage (to include the timing for provision) relating to that reserved matters proposal has been submitted to, and approved in writing by the Local Planning Authority and development shall subsequently accord with the approved scheme.

Reason: In order to ensure that adequate sewerage provision is made on site.

15. No development shall begin until details of a scheme for the provision of surface water run-off limitation incorporating sustainable drainage principles, as detailed in the Flood Risk Assessment (Hyder Consulting (UK) Ltd, dated July 2006), has been submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details and timetable agreed.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and in order to ensure adequate drainage is provided to the development.

16. No development shall take place within the area of the application until the applicant, or their agents or successors in title has secured the implementation of a programme of

archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure any archaeological features are adequately recorded.

17. No development approved by this permission shall be commenced until a scheme for water efficiency, achieving a 21% saving on current average levels of water consumption in new buildings (150 litres per day), has been submitted to and approved by the Local Planning Authority, in consultation with the Environment Agency. Dwellings as part of the development should achieve a credit rating of at least 3 (WAT 1) and 1 (WAT2), as set out in the "Ecohomes 2005 - environmental Rating for Homes Guidance 2005, Issue 1.1" through the use of approved water efficient internal and external appliances, fittings and systems.

Reason: In order to ensure that adequate water efficiency measures are incorporated into the scheme.

18. No tree, shrub or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S. 3998: 1989)

i) If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed or dies or becomes severely damaged or diseased within 5 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place and that tree, shrub or hedge shall be of

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such a size, specification and species and should be planted as such time as may be specified in writing by the Local Planning Authority.

- ii) If within a period of 5 years from the date of planting any replacement tree is removed, uprooted or destroyed or dies or becomes seriously damaged or defective

another tree of the species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of amenity

19. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter, the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

- i) The Arboricultural Method Statement shall show areas which are designated for the protection of trees, shrubs and hedges, hereafter referred to as Tree Protection Zones. Unless otherwise agreed, the Tree Protection Zones will be fenced, in accordance with British Standard Guide for Trees in Relation to Construction (BS5837: 2005) and no access will be permitted to the Tree Protection Zone for any development operation. Tree Protection Zones shall be provided for all trees to be retained on the site and also to take account of the root spread into the site of trees on adjoining sites.

- ii) The Arboricultural Method Statement shall also include all other relevant details, such as changes in levels, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences, placement of service runs i.e. BT, water, gas, sewage, electric etc. It shall also include the control of potentially harmful operations such as burning, the storage, handling and missing of materials, the movement of people and machinery across the site where these are within 10 metres of any designated Tree Protection Zone.

- iii) The Arboricultural Method Statement shall include the provision for the supervision and inspection of tree protection measures on a regular basis throughout the different phases of construction. Reports produced as a result of these inspections shall be forwarded to the Local Planning Arboricultural Officer, The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works and soft landscaping have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the Local Planning Authority has been given in writing.

Reason: In the interests of amenity

20. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in

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addition to details of existing features to be retained; other vehicle and pedestrian access and circulation areas; hardsurfacing materials; other minor artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers/densities where appropriate. If within a period of ten years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of amenity

21. No development shall take place, until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The Plan shall also show where the hedgerows are to be reinforced with further planting, details of which are indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of amenity

22. No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement has been approved by the Local Planning Authority in writing. All landscape works shall be undertaken in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction, preparation of the whole planting environment, particularly to provide adequate drainage, and the provision which is to be made for weed control, plant handling and protection, watering, mulching and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the Local Planning Authority has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the Local Planning Authority has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

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Reason: in the interests of amenity

23. Before the occupation or use of any phase of the development, whichever is the soonest, a Landscape Management Plan shall be submitted to and approved by the Local Planning Authority.
- i) The Landscape Management Plan shall contain a statement of the long term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five year period, unless otherwise agreed in writing by the Local Planning Authority. It shall also include details of the relevant management and supervisory responsibilities.
 - ii) The Landscape Management Plan shall also include provision for a review to be undertaken before the end of the five year period. A revised Landscape Management Plan shall be submitted for the agreement of the Local Planning Authority before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.
 - iii) The provisions of the Landscape Management Plan, and subsequent revisions, shall be adhered to and any variation shall have been agreed beforehand in writing by the Local Planning Authority. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written consent of the Local Planning Authority. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the Local Planning Authority. Management of the landscape scheme in accordance with the Landscape Management Plan or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity

24. No development shall commence until details of a scheme including the design and implementation of raft foundations for all those dwellings and structures situated to the north of the new main access road which runs east to west on the approved plans, have been submitted and approved in writing by the Local Planning Authority. Such scheme shall thereafter be implemented in accordance with the details submitted.

Reason: in order to ensure adequate protection to any potential archaeological remains in this part of the site.

25. No excavation below 50cm in depth shall take place on the area of land north of the new main access road unless in accordance with details submitted in relation to condition 25 or otherwise agreed in writing with the local planning authority.

Reason: In order to ensure adequate protection to any potential archaeological remains in this part of the site.

26. During site redevelopment, if contamination not previously identified is found at the site, no further development (unless otherwise agreed in writing to the LPA) shall be carried

APPENDIX 1 – Committee Report for Outline Application

out. Further development shall only proceed once the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the Method statement. The addendum to the Method Statement must detail how the unsuspected contamination will be dealt with.

Reason: The prevent pollution of groundwater by the release of soil contaminants disturbed by the construction process.

27. No development shall commence until a detailed CEMP (Construction Environmental Management Plan) has been provided and agreed with the Local Planning Authority.

Reason: In the interests of the environment surrounding the site

28. The recommendations and measures outlined in the Hyder Environmental Statement dated July 2006 shall be carried out and implemented in accordance with a scheme that shall first be submitted to the local planning authority which details the timing and phasing of such measures in relation to building. Such measures shall then be carried out in accordance with the submitted scheme.

Reason: In the interests of the environment

INFORMATIVE

The development should include water efficient appliances, fittings and systems in order to contribute to reduced water demand in the area. These should include, as a minimum dual flush toilets, water butts, spray taps, low flow showers (no power showers) and white goods (where installed) with the maximum water efficiency rating, greywater recycling and rainwater harvesting should be considered. The submitted scheme should consist of a detailed list and description (including capacities, water consumption rates etc. Where applicable) of water saving measures to be employed within the development.

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

G1 & G2	General principles of development
G3	The Water environment
D1	Design – Extensive development
H12	Housing – Durrington
H25	Affordable Housing
C10	Nature Conservation
C12	Development affecting protected species
R2 & R3	Open Space provision.

Should the S106 Agreement referred to under A above – not be completed within the time specified, the application be delegated to the Head of Development Services to REFUSE on for the reasons of non compliance with the criteria of the clauses of the S106 Agreement.

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Deadline	18 th June 2010		
Application Number:	S/2010/0605		
Site Address:	RECREATION GROUND ADJACENT TO ALL SAINTS CHURCH ROMSEY ROAD WHITEPARISH SALISBURY SP5 2SA		
Proposal:	DEVELOPMENT COMPRISES THE DEMOLITION OF THE EXISTING CRICKET PAVILLION AND ERECTION OF A NEW SINGLE STOREY COMMUNITY BUILDING INCLUDING MAIN HALL AND STAGE, YOUTH HALL/PAVILLION, SPORTS CHANGING ROOMS, TOILETS, KITCHEN, BAR AND OTHER ANCILLARY FACILITIES. SOME NEW CAR PARKING IS ALSO PROPOSED, TOGETHER WITH A GROUNDSMANS STORE.		
Applicant/ Agent:	MR ROBERT BARNES		
Parish:	WHITEPARISH - ALDER/WHITEPARISH		
Grid Reference:	424720.465435028	123537.652500153	
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	MRS J WALLACE	Contact Number:	01722 434687

Reason for the application being considered by committee:

Councillor Britton has requested that this item be determined by committee due to:

1. Scale of development
2. Visual impact upon the surrounding area
3. Design, bulk, height and general appearance

1. Purpose of Report

To consider the above application and to recommend that planning permission be REFUSED

Neighbourhood Responses

82 Letters received objecting to the proposal

93 Letters of support received

Parish Council Response

The Parish Council is the applicant and supports the application as set out in page 3 of the report

2. Main Issues

The main issues to consider are :

- 9.1 Principle, need for new facility/loss of playing field
- 9.2 Scale and design, impact on Conservation Area, and character of area
- 9.3 Impact on residential amenity
- 9.4 Loss of trees
- 9.5 Impact on ecology
- 9.6 Impact on highway safety

3. Site Description

The site lies close to the centre of the village, to the south of Whiteparish Church. The large recreation ground (known as the Memorial Ground) provides cricket and football facilities as well as a multi-purpose court and a children's playground.

The recreation ground has vehicular access from the A27 and via the Surgery car park off Common Road.

The site for the proposed hall is on the southern edge of the Memorial Ground and is currently occupied by a small sports pavilion, surrounded by grass. There are trees on the boundary of the site and a small pond to the immediate west on the adjacent land, which is in the same ownership as the recreation ground.

4. Planning History

75/1039	O/L application for demolition of existing pavilion and erection of new village hall / pavilion.	AC	22.12.76
77/663	Demolition of existing hut and erection of village hall / sports pavilion and new vehicular access.	Deemed refusal not proceeded with Superseded by S/79/763	
79/763	Extension to incorporate new store, kitchen dressing room and toilet.	A	01.08.79
83/1397	Erection of youth club building for meetings and activities.	AC	04.01.84
88/2366	Renewal of temporary permission for the retention of youth club building.	AC	25.01.89
95/1062	Replacement of existing cricket pavilion and youth club buildings with new village hall and associated car parking.	AC	12.02.97
99/1118	From agricultural to recreational & erection of boundary fencing	AC	20/09/99
01/0100	Replacement village hall and alterations to site entrance and access.	WD	10/04/01
01/0866	Construction of new access to Romsey Road, and closure of existing. Formation of car park. Construction of new sports club facilities.	AC	14/05/02

04/1431	Removal of existing tennis courts and part of children's play area and construction of multi-purpose court with enclosure.	AC	24/08/04
05/1637	Demolition of existing Village Hall, construction of New Hall on same site including ancillary car parking on recreation ground	AC	21/11/05
07/0845	Removal of existing tennis courts/ cricket nets/ part of children's' play area and construction of multi-use games area with enclosure and replacement nets.	AC	16/07/07
09/0018	Development comprises the demolition of the existing cricket pavilion and erection of a new single storey community building, including: main hall and stage, youth hall / pavilion, sports changing rooms, toilets, kitchen, bar and other ancillary facilities. Some new car parking is also proposed, together with an external machinery store.	WD	27/04/09

5. The Proposal

It is proposed to demolish the current sports pavilion and erect on the site a multi-purpose hall. The hall will provide a replacement for both the sports pavilion and the Village Hall. It will provide for indoor sports such as badminton, short mat bowls and indoor, meetings/ theatrical events have a stage, provide facilities for a youth club, and facilities for sports teams. There will be two entrances to the hall with the subsidiary entrance leading directly from the sports ground to the changing rooms. A viewing or social area for sports teams/supporters is also proposed.

Vehicular access to the site will be via the surgery/memorial car park which is accessed from Common Road.

The agent has submitted a supporting statement which in outline covers the following points:-

- 1) The new centre replaces the existing village hall which is too small and falling into disrepair. It also replaces the existing out dated sports pavilion to provide good quality changing facilities for cricket and other outdoor sports for all age groups.
- 2) The building will have two main points of access: the main entrance from the car park to the main and secondary halls and a secondary entrance from the sports field leads to changing facilities for two teams plus officials and the scheme also includes toilet facilities, storage rooms and a servery. The changing facilities have been designed to meet the good practice guidelines as laid down by Sport England.
- 3) Care has been given to the siting and design of the building. The main entrance will have views of All Saints Church across the churchyard through mature trees and the building will have a backdrop of established trees. The design has taken into account this rural setting and is not intended to mimic or compete with the fine historic detail of All Saints Church but to be a simple building in its character and detail.

6. Planning Policy

The following 'saved' policies of the Adopted Replacement Salisbury District Local Plan (June 2003) are of relevance to this proposal:

G1 and G2	<i>General policies</i>
D2	<i>Design policies</i>
C6	<i>Special Landscape Area</i>
C12	<i>Protected species</i>
H16	<i>Housing Policy Boundary</i>
PS1	<i>Community Facilities</i>
PS3	<i>Change of use of community facilities</i>
TR11	<i>Parking</i>
R1A	<i>Public open space</i>
PPS1	<i>Delivering sustainable development</i>
PPS4	<i>Planning for prosperous economies</i>
PPS7	<i>Sustainable development in rural communities</i>
PPS9	<i>Planning and bio-diversity</i>
PPG17	<i>Planning for open space, sport and recreation</i>

7. Consultations

Parish Council

Support. The Parish Council would like it to be noted that they feel that the applications (S/2010/0585/OL and S/2010/0605/FULL) are essential for the development and preservation of the community within Whiteparish. The council also found that the applications should be supported together, not on a stand alone basis

Conservation

No objections to a new building of this scale in the proposed location. Do not consider it will adversely impact on the church.

Wiltshire Fire and Rescue Services

Comments relating to need for satisfactory access for fire engines, adequate water supplies and appropriate fire safety measures as well as the encouragement for the provision of domestic sprinklers.

Highways Agency

No detrimental effect on the strategic road network, therefore no objections

Highways

No objections subject to provision of two new sections of footpath one within the existing car park and one from the access onto the A27 across the recreation ground as shown on amended plan Drawing ref.no 3095/65 Rev B received on 31 August 2010.

Southern Water

Foul sewage can be provided for the proposed development, though a formal application for connection to the public sewerage system will be required. Surface water drainage for the site is proposed via a watercourse; the adequacy of this should be confirmed. A wastewater grease

trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the scheme.

Environmental Health

No objections subject to conditions.

Intention is to have events until midnight; this should be controlled by condition. Given the quiet location a scheme of acoustic insulation will be required. The, windows serving the entertainment area should be double glazed and the passive ventilation system and ventilation stack should be acoustically insulated to minimise the breakout of music noise and in particular bass.

Wessex Water

Not located within a Wessex Water sewered area but there is a water main in the vicinity of the proposal. A point of connection can be agreed at the detailed design stage.

Council Ecologist

No objections subject to compliance with the method statement and supporting documents and conditions regarding stag beetles and reptile mitigation measures

Arboricultural Officer

No objections subject to compliance with Arboricultural Report

Sport England

The proposed development would lead to the loss of part of the playing field, and would also encroach onto the existing cricket outfield at a point which is already below the recommended minimum dimensions for adult cricket. The configuration of the site is such that the scale of the proposed community building, in the location proposed, would be detrimental to the long term interests of cricket. The revised plans create further reductions in the size of the pitch. Sport England does not consider that the proposals meet with any of the 5 exceptions of our Playing Field policy, and we therefore wish to **object** to this application.

Under Circular 02/2009 *THE TOWN AND COUNTRY PLANNING (CONSULTATION) (ENGLAND) DIRECTION 2009*), LPA's are required to notify the regional Government Office when they are minded to grant planning permission for a proposed development, but where Sport England object, either because of a deficiency in such facilities or because adequate alternative provision would not be made. The Direction applies to all local authority owned playing fields and all others which are currently used, or have been used in the past five years, by educational institutions.

However, Sport England would be happy to re-consider its position if it can be shown that 'a senior sized (cricket) pitch, allowing a boundary of approx. 46m from the centre of any pitch in use could be accommodated with a modest change in the square location'

8. Publicity

The application was advertised by site notice/press notice /neighbour notification with an expiry date of 27 May 2010

93 letters of support, have been received from residents, users of the existing facilities including those from outside the Parish and groups/societies including Whiteparish Garden Club, Whiteparish WI, Whiteparish Parochial Church Council, Village Hall management Committee and Memorial Ground Charitable Trust

Summary of key points raised:

- Existing Village Hall and sports pavilion need to be replaced, it is run down and dilapidated
- Replacement Hall will support community groups and societies and enhance sport and recreation on the Memorial Ground
- Combining the halls is the best solution to problem of providing modern facilities to serve the village's needs
- Village needs facilities for youth
- Scheme supported by most parishioners
- Taken 30years to come up with a proposal which is agreeable to all parties, a multi-use facility and therefore some compromises are needed.

82 letters of objection have been received, 71 of which are identical letters (49 from addresses within Whiteparish).

Summary of key points raised:

- Combining general and sports use will be difficult to manage
 - Whilst agree that new Village Hall is needed, facilities in existing sports pavilion are adequate for sports teams and there has been an inadequate analysis of alternative locations/configurations
Contrary to PPG17 and Local Plan policies D1 and R1A
 - Cricket ground already has short boundaries and this scheme further reduces the cricket playing area and therefore jeopardises future of cricket in Whiteparish.
 - insurance
 - Prospective costs of new hall are vague but likely to be prohibitive, capital and running costs not established, no business plan
 - Parish Council is wasting tax payers' money with this scheme.
 - Inadequate consultation; 90% support from 78 people attending a meeting in March 2006 is not indicative of overwhelming support. Village survey in 2003 showed 97% support (555 survey forms 185 returned) for refurbishing present Village Hall.
 - Parish Council must gain permission to merge the two memorial trusts before it can proceed. Parish Council is not the owner of the site but custodian trustee. The Trusts' procedures must be complied with.
 - No detailed justification showing need for combined facility.
 - Wiltshire Council as the principal local authority should carry out an impact analysis before approving such an application
-
- Proposed car park will be too small
 - Existing access to car park has poor visibility.
 - Concerns regarding future of pond, impact of development on the hydrology of the area and impact on habitat
 - Crickets out-field likely to be damaged during construction of new hall.
 - Safety concerns, even if nets are placed in front of the building, may not be able to obtain

- Building is too large for the site, design is unattractive and will dominate Memorial Ground
- Concerns regarding noise, amenities, loss of privacy, impact on trees

Letter of objection from Whiteparish Cricket Club

The revised plan shows a 1.5m footpath alongside the church wall. This further reduces the cricket playing area. Hampshire Cricket league rules require a one metre gap between any building/structure and the boundary line. At best the cricket playing area will be further reduced by 2.5m

In our view this is a material change to the planning application as it removes a substantial part of the ground available for sport. We are surprised that this does not require a new planning application, so that members of the public could comment.

9. Planning Considerations

9.1 Principle/need for new facility/loss of playing field

The applicant indicates that the existing facilities provided by the Village Hall and the Sports Pavilion are substandard in size and accommodation. Whiteparish is a large village and the various amenity and sports clubs draw members not only from Whiteparish but from surrounding villages. Whilst no detailed survey of the needs of the Parish has been provided; a project team worked on behalf of the Parish Council, to identify the requirements of the present and possible future user groups, so as to establish the facilities required and to ensure that the final building complied with all the required standards.

National guidance as expressed in PPS4 and Local Plan policy G1 (ii) seeks to promote the vitality and viability of communities. Therefore enhancing community facilities for clubs and societies in the village could be seen as supporting this principle. Similarly PPS1 encourages the creation of sustainable communities and in this context enhancing the facilities provided within the village by both the Village Hall and the sports pavilion would also be supported by Local Plan policy PS1. Both PPS4 and PPS7 support proposals that will improve and enhance the quality and sustainability of rural communities and it could easily be argued that supporting the creation of a new combined Hall would support the continued vitality of the community. Salisbury District Local Plan policy PS3 also applies as the existing sports pavilion could clearly be considered to be central to the community. No details of the finances of the proposal have been provided and officers are therefore concerned that without a clear business plan with a financial appraisal of the costs and sources of funding for the new combined facility, that the current pavilion and the Village Hall could be demolished and the replacement proposed in this proposal would not be erected. Moreover there appears to be considerable opposition within the village to the proposal. However; if the Parish Council is considered to be representative of its community and it is promoting the scheme then in view of the recent pronouncements by Mr Pickles Secretary of State for Communities and Local Government regarding 'localism' and the need for communities to identify their needs and to be responsible for achieving their community's goals, then officer concerns regarding this aspect can perhaps be over stated.

In principle, the proposal to provide an improved facility for both indoor and outdoor sports and recreation would also be generally consistent with the local plan policy R1A. The policy is generally permissive of new sports and recreational facilities on the edge of settlements subject to their being no significant adverse landscape implications and the site being accessible by means of public transport. In this case, where the proposed site is located close to the centre of the village, immediately adjacent to the A27 where there is a bus service linking the village with Salisbury, the site is screened from the open countryside and the Conservation Officer does

not consider that there will be a detrimental impact upon the adjacent listed church within the Conservation Area: the proposal could be considered to in accordance with this policy.

The Local Plan policies are also consistent with the relevant guidance in PPG 17 Sport and Recreation, which states that people living in the countryside have no less a need for recreation than people in towns and recognises that opportunities for sport and recreation are needed in rural areas for smaller and more widely scattered populations. In principle therefore Sport England would support the provision of new facilities attached to the Memorial Ground. However, PPG 17 goes on to state that the recreational quality of open spaces can be eroded by insensitive development and that local authorities should weigh any benefits being offered to the community against any loss of open space that will occur. It goes on to say that whilst Planning Authorities may wish to allow small scale structures where these would support the existing recreational uses, they should seek to ensure that all proposed development takes account of, and is sensitive to, the local context. Whilst revisions to this PPG are under consideration, they relate to strategic provision of green infrastructure and the floodlighting of sport and recreational facilities and do not effect the fundamentals of the guidance.

In essence the national guidance states that development on playing fields should not be allowed unless:

- i. the proposed development is ancillary to the use of the site as a playing field (e.g. new changing rooms) and does not adversely affect the quantity or quality of pitches and their use;
- ii. the proposed development only affects land which is incapable of forming a playing pitch (or part of one);
- iii. the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location
- iv. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field

In this case, the proposed building is a combined Village Hall and sports pavilion rather than merely improved facilities for the recreation ground. It has however, been designed to comply with Sports Council standards regarding the provision of spaces for referees, dressing rooms, access for disabled etc. The building would also provide all the facilities for the existing cricket and football clubs.

However, Sport England object to the proposal and the cricket club consider that whilst the existing pavilion does not achieve up to date standards, it is sufficient to meet their needs. Further the proposed replacement building intrudes upon the current cricket outfield, reducing the quality of the pitch. Though the boundary of the outfield is already short because of the presence of the existing pavilion; this proposed new building would intrude further into the outfield. This would make the current situation worse. The revised plans which also provide for a footpath link from the A27, running alongside the churchyard wall, further reduces the outfield on this western boundary. Concerns have been also expressed by objectors that the proposal does not comply with PPG17 and indeed the proposed development is not merely ancillary to the recreation ground but provides facilities for the wider community including amenity and social clubs. The proposal also directly impinges on part of a playing pitch, adversely affecting the quality of that pitch and likely to affect its use. Whilst there are proposals to move the central square to compensate for the intrusion of the new building on to the cricket out-field, this has not so far been shown to be possible and so the above criteria (i), (ii) and (iii) are not complied with.

The Parish Council whilst suggesting that the advantages of the scheme are great for the village as a whole, has sought to ameliorate the impact of the development upon the cricket

field by suggesting that: "A senior size pitch, allowing a boundary of approx. 46m from the centre of any pitch in use, could be accommodated with a modest change in the square location. However, the English Cricket Board (ECB) consider that this would create safety issues to users of the tennis courts and play area on the northern side of the recreation ground and anyway simply moves the problem of a short outfield onto the opposite side of the outfield. Additionally moving the cricket square would mean that the cricket pitch could not be used for the length of time needed for the new wicket to be established. In the light of this, Sport England endorses the ECB's view that the option of moving the cricket square northwards would not provide a satisfactory solution and overall, they consider that the sporting benefits of the scheme would not outweigh the detriment caused by the loss of part of the playing field and object to the proposal.

Therefore in conclusion whilst the existing Village Hall and the sports pavilion are considered by the applicants to be substandard and the enhancement of the village's facilities would be in accordance with national guidance as expressed in PPS1, PPS4 and PPS7 and the Local Plan policies G1, PS1, R1A and PS3, the proposal will detrimentally effect the current cricket pitch and therefore the proposal would be contrary to PPG17.

9.2 Scale and design, impact on conservation area and character of area

The site is outside the Whiteparish Conservation Area, though adjacent to the grounds of the listed All Saint's Church. The open character of the Recreation Ground allows uninterrupted views of the listed All Saint's Church and this contributes strongly to the character of the area. The site of the proposed building adjacent to the pond is on rising ground when viewed from the surgery and Common Road and as the height of the main hall effectively makes the building appear as a two storey building; it will be fairly prominent, when viewed from the west. From the north of the site, along Romsey Road, the building will be largely screened by the high bank on the northern side of the recreation ground and it will appear tucked away in the corner of the recreation ground with a backdrop of existing mature trees and boundary planting.

Whilst the proposal involves a building of significant size, given the fact that it would mainly be read against a backdrop of mature trees and will be set into the site, it is considered that the height and bulk of the new building will not be a significant visual intrusion into the surroundings.

The Conservation Officer considers that on the basis of the information provided that the new building would not have an adverse impact upon the listed church and in the supporting documentation the Architect states that the scheme was designed so as not to compete with the adjacent Church. The intention of the applicants was to provide a functional set of interlinking spaces and rooms contained within a contemporary yet modest architectural form, deliberately simple in its character and detail, which when viewed from the Romsey Road, would appear as an uncluttered simple form set into the landscape.

Overall therefore, it is considered that the new building will not be a significant visual intrusion into its surroundings from most public viewpoints and as the Conservation officer considers that the proposal would not adversely affect the character and appearance of the Conservation Area or the setting of the listed church, that in impact terms the proposal would be in accordance with Local Plan policies.

The recreation ground is on the edge of open countryside and itself has an open character, the landform gently sloping away towards the south. As noted above, the proposed building would be sited in a reasonably unobtrusive position in a corner of the field, well related to existing boundary trees and vegetation and would be viewed against the backdrop of the latter. The building would not be a significant visual intrusion into the surrounding countryside and

therefore would not adversely affect the character of the surrounding countryside, which lies within the Special Landscape Area.

9.3 Impact on residential amenity

The site lies to the rear of the Surgery and the recently erected new dwelling alongside and adjacent to the side of the large private garden of a residential property which fronts onto Common Road (The Banks). The proposed community building would be located approximately a metre away from the garden boundary with this nearest residential property, with mature trees and boundary planting in between the new building and the two dwellings, which are some 90metres to the south-west. In view of this separation distance, it is considered that the size, mass and siting of the proposed building would have no significant effect on these properties although there may be some loss of open views.

The internal layout of the community building has been designed so that entrance areas are on the side of the building towards the car park and the recreation ground and away from the residential properties. It is considered that this, together with the distance between the building and the neighbouring properties and the intervening planting together with controls over hours of use of the building and other safeguards (such as acoustic insulation) which could be dealt with by conditions, would not result in such an increase in levels of additional noise and disturbance to an extent that there would be serious adverse effects on the residential amenities enjoyed by adjoining/nearby properties.

9.4 Loss of trees

There are a number of trees in the south west corner of the site that may be affected by the development. None are of sufficient quality or prominent enough to warrant protection by means of a TPO. One exception is the mature oak but this is sufficiently far away so as to not to be impacted by the development. The trees in the churchyard, adjacent to the entrance are good examples but provided development is carried out in accordance with the Arboricultural Report prepared by S.J. Stephens (dated 26/02/10) they should also be adequately protected.

9.5 Impact on ecology

Concerns were expressed regarding the impact of the development on the great crested newts that are present in the adjacent pond. Whilst the scheme will disrupt the hydrology of the area, the Council's ecologist was particularly concerned regarding the impact of the increase in human activity near the pond as well as the effect of the development on the migration routes of the great crested newts. In her opinion a great crested newt licence would be required, and so the planning authority needed to be sure that the application would be capable of maintaining the population in a favourable conservation status. Additional information has now been provided and though the applicant does not consider a great crested newt licence will be required, the concerns of the Council's ecologist have been resolved and she now has no objections to the scheme.

9.6 Impact on highway safety

The proposal intends to use the existing vehicular access onto Common Road. Concerns have been raised that visibility from this access is poor and that there will be severe congestion at times as no additional parking is proposed. The existing access is however, within a 30mph area and was previously considered adequate for the use by the surgery. When considering the number of parking spaces which might be needed in relation to this proposal, the Highway Authority concluded that in overall terms a maximum of 170 car parking spaces might be required. But it took account of the fact that this would be a local facility for local people, many

people would walk or cycle and considered that a more realistic figure for parking demand would be 56 spaces. On the basis that there are currently approximately 59 spaces available within the existing car park and that whilst the surgery leases a certain number of spaces, events in the building could be managed. It would be possible to stagger the uses of the site and hence restrict the maximum parking demand. Also as this is a local facility for local people, if there was a high level of demand on a particular occasion, some overflow parking could also be provided within the recreation ground. Indeed overflow parking on the recreation ground was agreed as part of a previous proposal in 2005 for the redevelopment of the Village Hall on its original site. On this basis the Highway Authority has raised no objections to the proposals.

The Highway Authority was however, concerned that footpaths should be made available for use by the disabled and proposed that within the existing car park, the pathways be surfaced in a suitable bound material. Similarly, in order to encourage people to access the building on foot, it was considered that a footpath should be provided across the recreation ground from the A27. The Parish Council having considered this recommendation have therefore amended their proposal to include these additional footpaths.

10. Conclusion

Whilst the existing Village Hall and the sports pavilion are considered by the applicants to be substandard and the provision of enhanced local facilities would accord with Local Plan policy PS3, the building and the proposed footpath across the recreation ground would have a direct impact upon the amount of playing field and detrimentally affect the playing of cricket. Both Sport England and the ECB have objected to the proposal on these grounds. As a result, officers must advise that the proposal is considered to be contrary to PPG17.

Recommendation

It is recommended that planning permission is REFUSED for the following reason:

Whilst the provision of enhanced local facilities would accord with national and local guidance as expressed in PPS1, PPS4 and PPS7 and the Local Plan policies G1, PS1, R1A and PS3, the proposal will detrimentally effect the current cricket pitch and therefore the proposal would be contrary to PPG17.

Appendices:

NONE.

Background documents used in the preparation of this report:

Drawing ref.no 3095/55 received on 19 April 2010
 Drawing ref.no 3095/65 Rev B received on 31 August 2010
 Drawing ref.no 3095/66 Rev B received on 23 April 2010
 Drawing ref.no 3095/67 Rev A received on 19 April 2010
 Drawing ref.no 3095/68 received on 19 April 2010
 Drawing ref.no 3095/70 received on 19 April 2010
 Drawing ref.no 3095/71 received on 19 April 2010

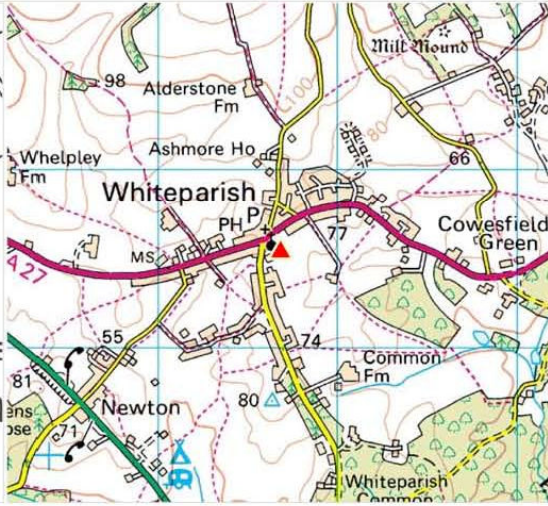
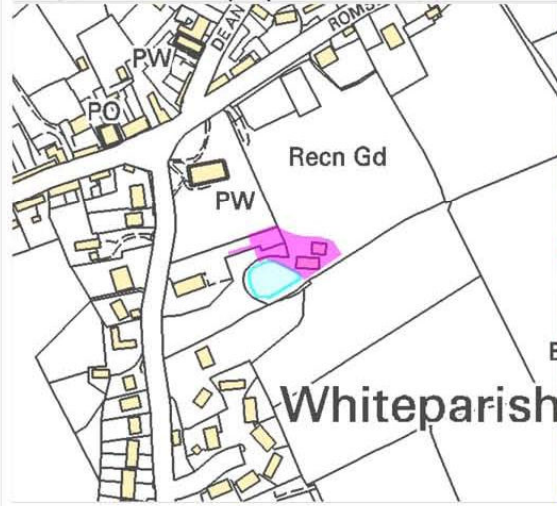
Interim Ecological Report by Collingridge Ecological Consultants dated March 2009
 Ecological Report by Collingridge Ecological Consultants dated July 2009
 Method Statement received on 16 September 2010
 Pond Hydrology Report prepared by LED Architects received on 7 May 2010

	<p>Herpetological Survey by Griffin Ecological dated June 2009 Arboricultural Report by S.J.Stephens Associates received on 19 April 2010 Statement of justification received on 19 April 2010 Waste audit and recycling received on 19 April 2010 Design and access statement received on 19 April 2010</p>
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DEVELOPMENT COMPRISES THE DEMOLITION OF THE EXISTING CRICKET PAVILLION AND ERECTION OF A NEW SINGLE STOREY COMMUNITY BUILDING

Site Visit:

S/2010/605



Wiltshire Council
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RECREATION GROUND ADJ TO ALL SAINTS CHURCH

SCALE: NTS DATE: 18/10/2010 11:11:57
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Deadline	14th June 2010		
Application Number:	S/2010/0585		
Site Address:	VILLAGE HALL ROMSEY ROAD WHITEPARISH SALISBURY SP5 2SD		
Proposal:	TWO RESIDENTIAL HOUSING UNITS ON SITE OF EXISTING VILLAGE HALL WHICH WILL BE DEMOLISHED		
Applicant/ Agent:	WHITEPARISH PARISH CONCIL		
Parish:	WHITEPARISH - ALDER/WHITEPARISH		
Grid Reference:	424893.980007291	123817.695267379	
Type of Application:	OL		
Conservation Area:		LB Grade:	
Case Officer:	MRS J WALLACE	Contact Number:	01722 434687

Reason for the application being considered by Committee:

Councillor Britton has requested that this item be determined by committee due to public concern

1. Purpose of Report

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

Neighbourhood Responses

2 letters received commenting/objecting to the proposal

30 letters of support received

Parish Council response

The Parish Council is the applicant and supports the application as set out in page 3 of the report

2. Main Issues

The main issues to consider are:

- 9.1 Need for a new Village Hall
- 9.2 Policy considerations
- 9.3 Principle of housing
- 9.4 Scale and design
- 9.5 Impact upon neighbours
- 9.6 Highway Safety
- 9.7 Recreation Policy (R2), Public Open Space

3. Site Description

The Village Hall, a building with a distinctive character, lies to the north of the Romsey Road (A27) opposite the Parish Lantern Public House, though the character of the surroundings is predominantly residential. The dwellings immediately adjacent to the site are a mixture of detached, semi-detached and terraced two storey houses.

The Hall has two direct accesses off the A27 to serve the parking area at the sides and rear of the building. The car park is mainly separated from the adjacent houses by substantial fences and hedges. To the west, the site of the village hall has been cut into the slope, with the result that the property to the west is at a significantly higher level than the hall.

4. Planning History

72/279	Extension	A	15/06/72
75/1037	O/A Demo of existing and erection of new hall	A	22/12/76
79/398	Addition of factory built kitchen unit to existing Village Hall	AC	06/06/79
85/0910	Storage shed	AC	7/08/1985
88/1204	Store extension to village hall	AC	24/08/1988
00/1104	Demolish Hall and erect 4 residential housing units	A	21/01/2002
04/2107	Extension and refurbishment of village hall and alteration to access and parking arrangements	AC	08/12/2004
05/1272	Demolition of existing Village Hall, construction of New Hall including ancillary car parking on Recreation ground	W/D	
05/1637	Demolition of existing Village Hall, construction of New Hall including ancillary car parking on Recreation ground	AC	21/11/2005
06/2658	Outline permission to demolish village hall and erect two dwellings	WD	
09/143/O/L	Outline permission to demolish village hall and erect two dwellings	WD	28/04/2009

5. The Proposal

This is an outline application to demolish the existing Village Hall building and erect in its place, two dwellings.

All details, i.e. means of access, appearance, landscaping layout and scale are to be determined at a later stage however, it is indicated in the design statement that the two dwellings will be designed to be in keeping with the surrounding properties which comprise a mix of bungalows and two storey houses. Final style materials etc to comply with the criteria of

the Local Plan. Illustrative material accompanying the application form indicates two detached 4bedroomed houses with gable ends facing the street. Each dwelling will have a direct access from the A27 to an individual off-street parking area in front of the house.

6. Planning Policy

The following policies are considered relevant to this proposal

G1 and G2	<i>General Policies</i>
D2	<i>Design Policies</i>
H16	<i>Housing Policy Boundary</i>
TR11	<i>Transport</i>
R2	<i>Public Open Space</i>
PS3.	<i>Community Facilities</i>
PPS1	<i>Delivering sustainable development</i>
PPS3	<i>Housing</i>
PPS4	<i>Planning for prosperous economies</i>
PPS7	<i>Sustainable development in rural communities</i>

7. Consultations

Parish Council

Support. The Parish Council would like it to be noted that they feel that the above applications (S/2010/0585/OL and S/2010/0605/FULL) are essential for the development and preservation of the community within Whiteparish. The council also found that the applications should be supported together, not on a stand alone basis.

Highways

This application is similar to S/2009/143 and my highway recommendation is the same as for that proposal. i.e. no highway objection subject to conditions regarding the depth of the recess for the access consolidation of the surface, entrance gates and the disposal of surface water within the site

Wiltshire Fire and Rescue

Comments relating to need for satisfactory access for fire engines, adequate water supplies, necessary and appropriate fire safety measures and encouragement for the provision of domestic sprinklers.

Environmental Health

No objection in principle to this proposal subject to conditions on hours of work and disposal of waste materials to reduce the potential impact of the development on the nearby existing dwellings.

Wessex Water

There is a water main in the vicinity of the proposal; a point of connection onto the system can be agreed at the detail design stage.

Southern Water

Southern Water can provide foul sewage disposal to serve the proposed development. Surface water should not be disposed of via a public foul sewer. The development site is not located within Southern Water's statutory area for water supply.

A public sewer crosses the site. The exact position must be determined on site before the layout is finalised. It might be possible to divert the public sewer, so long as this would result in no unacceptable loss of hydraulic capacity

8. Publicity

The application was advertised by site notice/press notice /neighbour notification with an expiry date of 20th May 2010

2 letters of comment/objection has been received.

Summary of key points raised:

- The two developments represent a further loss of open space and urbanisation of the village
- Present village hall has much to offer with plenty of parking space and could easily be upgraded
- Concern regarding overlooking of the public house

30 letters of support (including Whiteparish WI and Village Hall Management Committee) have been received.

Summary of key points raised:

- Village Hall is in a poor state, has inadequate kitchen, leaking roof, inadequate facilities for the disabled, is uncomfortable and in dire need of repair
- Current hall is an eyesore, of no architectural merit
- Not financially viable to rebuild on site, site is too small.
- Must retain village hall facility
- Support sale of village hall for two dwellings to fund new hall
- Two new dwellings will enhance the area, and create less traffic than the existing village hall
- Access to existing village hall is difficult
- Support two modest houses irrespective of need to fund new hall

9. Planning Considerations

9.1 Need for a new Village Hall

In 2004 permission was granted for an extension and refurbishment of the existing Hall, but this was not proceeded with. A subsequent scheme to demolish and rebuild on the same site, but using part of the Memorial Ground for parking was also not proceeded with as following consultation within the village, it was agreed that a new building which combined the Village Hall and the Sports Hall would be the best solution.

Whilst no detailed structural report on the current state of the Village Hall has been provided, the applicants (the Parish Council) state that the existing Hall is no longer fit for purpose.

Designed and built in the 1920's, the hall is on a small site with no room for expansion and in need of refurbishment to bring it up to modern standards. The building is inadequate in terms of toilets, disabled access, kitchen and stage facilities, wiring and many other repairs. All of this renders the building uneconomic to repair. Similarly the sports pavilion on the Memorial Ground is also in a poor state of repair

9.2 Policy considerations

National guidance as expressed in PPS4 and Local Plan policy G1(ii) seek to promote the vitality and viability of communities, and enhancing meeting and sports facilities within a village can be seen as contributing towards this principle. Similarly PPS1 encourages the creation of sustainable communities and in this context enhancing the facilities provided by a Village/Sports Hall would be supported. Both PPS4 and PPS7 support proposals that will improve and enhance the quality and sustainability of rural communities and it could easily be argued that supporting the creation of a new combined Hall would support the continued vitality of the community. Salisbury District Local Plan policy PS3 also applies to this case as Whiteparish Village Hall is clearly central to the economic and social life of the village. This local guidance would support the retention/enhancement of the current Village Hall on its existing site. However, an essential part of the funding of the new joint building is the revenue to be derived from the sale of the existing village hall site.

No details of the finances of the proposal have been provided and officers are therefore concerned that without a clear business plan with a financial appraisal of the costs and sources of funding for the new facility, that the current Village Hall could be demolished and no replacement erected. Indeed were the hall to be demolished, Local Plan policy PS3 would no longer apply and the site would have a 'nil' use. On the face of it then, the proposal appears to be contrary to local policy PS3. However this is an unusual case. Given that the Parish Council is promoting the scheme and the village supports the proposal. Though there is no guarantee that the sale of the current Village Hall site will provide sufficient funds, there appears to be good will and local support for the proposal. Moreover the Parish Council has considered temporary alternative venues for meetings and social functions so as to provide continuity within the village. These alternatives include the school hall, a function room in one of the village pubs and various facilities in other villages nearby. There is also a hope that by co-operation with the purchaser of the land, demolition of the existing hall could be delayed as long as possible. Therefore if the facilities are provided elsewhere, even if on a temporary basis, and if permission is granted for a new village hall on the corner of the Memorial Recreation Ground the requirements of PS3 would be met as alternative village facilities would be provided within the village and there would not be a loss of a community facility.

9.3 Principle of housing

The site lies within the Housing Policy Boundary of Whiteparish. Given the site's relatively central location, alongside a main transport route (A27) it is considered that the principle of the residential development of the site is acceptable if the criteria within the Local Plan, including those criteria in policies G2 and D2 can be met.

9.4 Scale and design

When considering the residential development of this site, cognisance must be taken of the character of the area. The appearance of the local area and the relationship of the proposed development to its surroundings are therefore material considerations particularly as the site is on the edge of, though outside the Whiteparish Conservation Area. However, this application is in outline only and the drawings accompanying the application are only illustrative. The illustrative plan indicates two plots, of roughly similar size and depth to others elsewhere in this

locality and therefore this aspect is considered to be in keeping with the character of the area. The proposed dwellings are set back, which would permit the creation of a green screen to the edge of the plot and an individual access and turning area. Therefore, the development of the site by the erection of two dwellings in the manner proposed with the dwellings facing the public highway and with their rear gardens secluded away from the public view, in a similar manner to other development on the northern side of the Romsey Road does in principle appear to be appropriate to the scale and character of the locality.

With regard to the details of the appearance, landscaping, layout and scale; these will be the subject of reserved matters submissions. However because of the proximity of the site to the Conservation Area and its prominent position alongside the main road, details will be expected to be of high quality. Similarly, issues relating to the access, the public sewer and surface water drainage will be for detailed consideration when the precise nature of the development is known

9.5 Impact upon neighbours

The site is well screened by hedges and fencing, though it is surrounded by dwellings, which overlook the site from first floor windows. In terms of the position of windows, overlooking and privacy these could be dealt with at the detailed design stage as there is no reason to suspect that the development of the site by two four-bedroomed dwellings in the manner proposed would result in an unacceptable impact upon the amenities of the surrounding dwellings. Issues of overlooking, loss of privacy and overshadowing must however be considered even though the proposal is only in outline with all matters reserved. Additionally as the site is level and slightly below that of Sandal House, the erection of two two-storey dwellings facing the public highway and with their gardens to the rear in a similar manner to the neighbours on the Romsey Road is unlikely to a detrimental impact upon those neighbours in terms of overshadowing or loss of light. Indeed neighbours have been consulted and there is overwhelming support for the erection of two dwellings on the site.

9.6 Highway Safety

The Village Hall currently has two accesses from the A27 and the area around the hall is used to provide parking. The Highway Authority has no objection to the change of use of the land to residential provided the driveways to the two proposed dwellings are sufficiently separated as to provide adequate visibility in this 30mph area.

9.7 Recreation Policy (R2), Public Open Space

As in all cases for new residential development, a contribution towards the provision of public recreational open space and children s play areas will be required. Given that this is an outline application, the usual approach is to use place a condition on any consent to ensure the appropriate contribution is forthcoming in due course when the number of bedrooms is known

10. Conclusion

Both national and local guidance would support the enhancement of the Village Hall's facilities. In this case, this enhancement involves the erection of a new hall elsewhere in the village and it is recognised there will be a loss of a community facility, if the site is redeveloped for housing. However, whilst officers are concerned that the current Village Hall could be demolished and no replacement erected, if as in this unusual case, the Parish Council is promoting the scheme and the village community supports the proposal then whilst there are concerns that the proposal is not in accordance with Local Plan policy PS3, if permission is granted for a new

village hall on the corner of the Memorial Recreation Ground then it is considered that overall there would not be a loss of a community facility and the proposal to demolish the existing hall could be considered to be acceptable.

As regards the redevelopment of the site, it lies within the Housing Policy Boundary of Whiteparish and therefore the principle of the residential development is acceptable provided any scheme would comply with the other criteria of the Local Plan, particularly policies G2 and D2. However, as this application is in outline, the scheme is indicative and the drawings are only illustrative. But, these indicative details are considered to be in keeping with the character of the area and the further details of the dwellings' appearance, etc will be the subject of reserved matters submissions.

Members need to be aware that once this application has been approved, the Village Hall can be demolished at any time. In such circumstances policy PS3 would no longer apply. Therefore normally the Local Planning Authority would require an undertaking to ensure that the hall could not be demolished until the replacement hall was at the least under construction and preferably in operation. However, in this case, the applicants require the monies from the sale of the existing village hall site to fund the new hall. Clearly it is the will of the local people as expressed by the Parish Council that the existing hall be replaced. Members may however, wish to acknowledge the difficulties which may arise by deferring issuing a decision on this application until such times as the application for the replacement hall has been approved.

Recommendation

It is recommended that subject to the comments of GOSW, planning permission is GRANTED for the following reasons:

Subject to the approval by the Government office of application S/2010/0605

Both national (PPS1, PPS4 and PPS7) and local guidance (policy G1) would support the enhancement of the Village Hall's facilities. In this case, this enhancement involves the erection of a new hall elsewhere in the village and it is recognised there will be a loss of a community facility if the site of the hall is redeveloped for housing. However, whilst officers are concerned that the current Village Hall could be demolished and no replacement erected, if as in this atypical case, the Parish Council is promoting the scheme and the village supports the proposal then whilst there are concerns that the proposal is not in accordance with Local Plan policy PS3, if permission is granted for a new village hall on the corner of the Memorial Recreation Ground then overall it could be considered that there would not be a loss of a community facility. Therefore the proposal to demolish the existing hall would be acceptable.

As regards the redevelopment of the site, it lies within the Housing Policy Boundary of Whiteparish (policy H16) and therefore the principle of the residential development is acceptable provided any scheme would comply with the other criteria of the Local Plan, particularly policies G2 and D2. However, as this application is in outline, the scheme is indicative and the drawings are only illustrative. But, these indicative details are considered to be in keeping with the character of the area and the further details of the dwellings' appearance, etc will be the subject of reserved matters submissions.

And subject to the following conditions:

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- a) The layout of the development;
- b) The external appearance of the development;
- c) The landscaping of the site;
- d) The means of access to the site.

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

POLICY H16, Housing Policy Boundary, G2 General criteria for development, D2 Design criteria

3. An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4. Prior to the first occupation of the dwelling, a recessed minimum 2.4m wide access in respect of each plot shall be constructed 4.5m back from the carriageway edge and its sides shall be splayed outward at an angle of 45 degrees toward the carriageway shall be properly consolidated and surfaced not loose stone or gravel in accordance with details to be agreed REASON To ensure that a satisfactory form of access is provided in the interests of highway safety.

POLICY G2 General criteria for development

5. Any entrance gates provided to close the proposed access shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only.

REASON In the interests of highway safety.

POLICY G2 General criteria for development

6. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON In the interests of highway safety.

POLICY G2 General criteria for development

7. Prior to the first occupation of the dwellings, parking and turning spaces shall have been provided for the development within the curtilage of the site. These shall be retained in perpetuity.

REASON In the interests of highway safety.

POLICY G2 General criteria for development

8. No deliveries, demolition, construction, or other building activity shall take place on Sundays or Public Holidays or outside the hours of 07:30 and 18:00 on weekdays and 08:00 and 13:00 on Saturdays.

REASON In the interests of the amenities of the neighbours.

POLICY G2 General criteria for development

9. 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), no window, dormer window or rooflight, above the ground floor, other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY-POLICY G2 General criteria for development Plan

10. This decision relates to documents/plans submitted with the application, listed below.

Drawing ref.no. WEB254-1Rev A received on 19 April 2010

Drawing ref.no. WEB254-3Rev A received on 19 April 2010

REASON For the avoidance of doubt

11. No development shall take place until details of provision for recreational open space in accordance with policy R2 of the Salisbury District Local Plan have been submitted to and agreed in writing by the Local Planning Authority

REASON In order to comply with Policy R2 of the Salisbury District Local Plan

POLICY R2 Public open space provision

12. During the demolition and the construction phases of the development there shall be no burning of waste on the site.

REASON: To minimize the disturbance which the burning of waste equipment could otherwise have upon the amenities of nearby dwellings.

POLICY G2 General criteria for development

INFORMATIVE PUBLIC SEWERS

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Southern Water. Development is not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Sewers

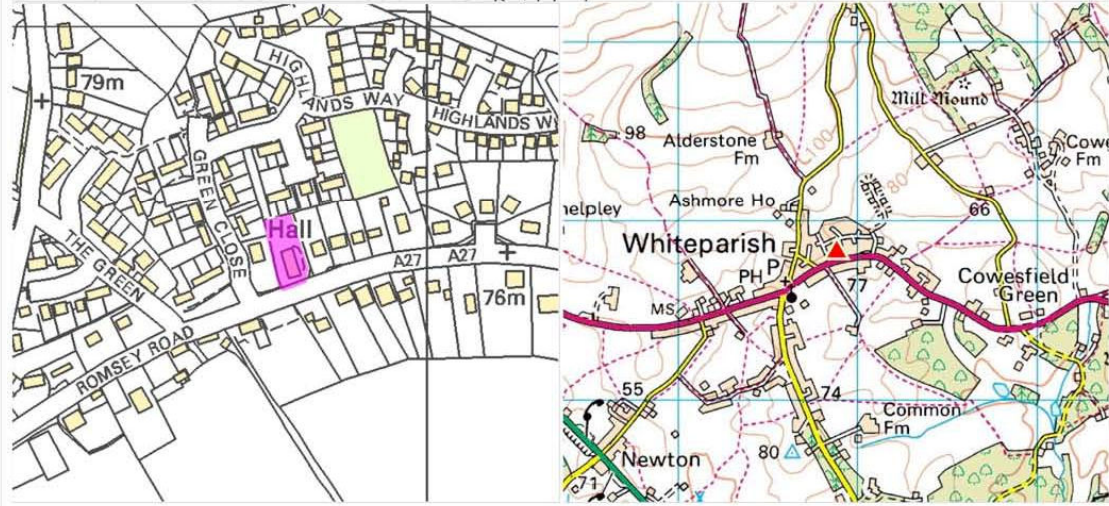
Appendices:	NONE
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Background documents used in the preparation of this report:	Drawing ref.no. WEB254-1Rev A received on 19 April 2010 Drawing ref.no. WEB254-3Rev A received on 19 April 2010
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TWO RESIDENTIAL HOUSING UNITS ON SITE OF EXISTING VILLAGE HALL WHICH WILL BE DEMOLISHED

Site Visit:

S/2010/585



Wiltshire Council
Where everybody matters

VILLAGE HALL, ROMSEY ROAD, WHITEPARISH

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