

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 13 January 2011
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 Mike Hewitt
Cllr Richard Clewer	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

Substitutes:

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

AGENDA

Part I

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

1. **Apologies for Absence**

2. **Minutes** (*Pages 1 - 8*)

To approve and sign as a correct record the minutes of the meeting held on 9 December 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 9 - 10*)

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

7. **Planning Applications** (*Pages 11 - 12*)

To consider and determine planning applications in the attached schedule.

- 7a **S/2010/1319 - 19a The Close,Salisbury, SP1 2EE** (*Pages 13 - 24*)
- 7b **S/2010/1432 - Wardour School,Wardour,Tisbury,SP3 6RF** (*Pages 25 - 32*)
- 7c **S/2008/1806 - Elm Grove,Fonthill Bishop,SP3 5SH** (*Pages 33 - 50*)

8. **Urgent Items**

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

9. **Exclusion of the Press and Public**

To consider passing the following resolution:

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in Item Number 10 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph 1 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

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

10. **The Old Coach House, East Grimstead.** (*Pages 51 - 60*)

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SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 9 DECEMBER 2010 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Richard Britton, Cllr Richard Clewer, Cllr Christopher Devine, Cllr Mary Douglas, Cllr Jose Green (Vice Chairman), Cllr Mike Hewitt, Cllr George Jeans, Cllr Ricky Rogers (Reserve), Cllr Ian West, Cllr Fred Westmoreland (Chairman) and Cllr Graham Wright

Also Present

Cllr John Brady and Cllr Tony Deane

122. Apologies for Absence

Apologies for absence were received by Councillor Ian McLennan and Councillor Brian Dalton. Councillor McLennan was substituted by Councillor Ricky Rogers.

123. Minutes

The minutes of the meeting held on 18 November 2010 were presented.

Resolved:

To approve as a correct record and sign the minutes.

124. Declarations of Interest

S/2010/1492 – Hayburn Wyke, 72 Castle Road, Salisbury

Councillor Douglas declared a personal interest as she lived reasonably nearby to the property, but explained she had been advised that she did not live sufficiently close to give rise to a prejudicial interest.

125. Chairman's Announcements

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

126. Public Participation

The committee noted the rules on public participation.

127. Planning Appeals

The committee received details of the following appeal decisions:

Appeal Decisions

S/2010/0112 - Adj Ebbleway, Crouchston Drove, Bishopstone – Delegated - Dismissed

S/2010/0967 - 10 Woodside Road, Salisbury – Delegated - Dismissed

S/2009/0307 - Cross Keys, Fovant – Allowed - Committee

S/2009/0732 - 44 York Road - Delegated - Dismissed

New Appeals

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

S/2010/1062 - 45 Castle Road, Salisbury

S/2010/1016 - Old School, High Street, Maiden Bradley

128. Planning Applications

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

This item was considered as the first planning application at the Chairman's request.

In light of the Close's status as an area of historical and architectural importance, the Chairman felt that the application demanded a site visit to inform the committee's decision and moved that the application be deferred to allow this. On being seconded and put to the vote it was:

Resolved

To defer consideration of this application to allow a site visit to take place.

b) S/2010/1388 - The Barkers, Barkers Hill, Semley

Public Participation:

Mr John Dixon spoke in objection to the application.

Councillor Bridget Wayman, the local member, spoke in objection to the application.

The Chairman explained to those present that members of the committee had conducted a site visit earlier in the day.

The planning officer outlined the application and clarified the design of the proposed extension.

A number of committee members expressed concerns regarding creeping development in the countryside in general, and also regarding the treatment of the boundary between the application site and the neighbouring plot.

Following discussion it was

Resolved:

That planning permission be GRANTED for the following reasons:

The proposed extensions, by virtue of their appropriate scale, siting, design and materials, would have no significant impact upon the character and appearance of the area or the amenity of neighbours. The proposal would therefore accord with the aims and objectives of the development plan, having particular regard to Local Plan policies G2, H19, D3, C4 and C5.

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....Proposed floor plan	Date Received: 24.09.10
Plan Ref....Proposed first floor plan	Date Received: 24.09.10
Plan Ref....Proposed front east elevation	Date Received: 24.09.10
Plan Ref....Proposed rear west elevation	Date Received: 24.09.10
Plan Ref....Proposed north and south elevations	Date Received: 24.09.10
Plan Ref....Proposed block plan	Date Received: 24.09.10

Reason: For the avoidance of doubt.

- 3) 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: To secure a harmonious form of development.

Policy: H19, D3, C5

- 4) The existing hedgerow along the southern boundary of the site shall be retained at a minimum height of 2 metres and replaced or reinstated where necessary. It shall be properly maintained in perpetuity including replacement of any plants which die, are removed or become damaged or diseased with plants of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure adequate privacy for the occupants of neighbouring premises.

c) **S/2010/1492 - Hayburn Wyke, 72 Castle Road, Salisbury**

Public Participation:

Mrs Marlene Peters spoke in support of the application
Mr Rob Peters, the Agent, spoke in support of the application
Mrs Jan Thatcher spoke in support of the application

Councillor Mary Douglas, the local member, spoke in support of the application.

The planning officer outlined the application, clarifying that the intended use was a hybrid use, outside normal planning categories, as a children and families centre. It was explained that the applicant was Wiltshire Council, and because there had been an objection, the application had been called-in for the committee to consider, in accordance with the Council's Constitution.

A discussion ensued where the following issues were debated:

- The economic viability of the site in its existing use as a B&B, and whether or not the change of use constituted a true loss of this tourist capacity.
- The busy and dangerous nature of the road and the measures being proposed by the applicant to address highway safety.
- The suitability of the proposed use for the site.

Resolved:

That planning permission be GRANTED for the following reasons:

It is considered that the viability of the existing Bed and Breakfast use is marginal. Marketing of the property has taken place over a significant period of time with no offers being received for the property. A number of new or enhanced hotel and other accommodation facilities have opened up in the past couple of years with the Salisbury and surrounding area which has affected trade. Given this it is not considered that the loss of the B & B would be to the detriment of tourist trade in the city. In addition, saved Policy PS1 of the adopted Salisbury District Local Plan permits in principle social service type facilities within the settlement.

It is not considered that significantly more noise and disturbance will occur with the use of this facility than with the current bed and breakfast use. Out

of hours operations as proposed will be minimal and it is likely that at weekends there may well be a decrease in numbers of people visiting the site and subsequently noise and disturbance. It is considered that there will be no significant effects from noise and disturbance in compliance with saved Policy G2 (viii) of the adopted Salisbury District Local Plan.

Parking is to be provided at the site for four vehicles to park. Three in the front of the property (including one disabled space, and one in the adjoining garage. Visitors will not be able to park at the property and will be discouraged from doing so. It is considered that the parking as shown on the submitted plans and as is intended to be provided is satisfactory and will meet the needs of the new use and comply with saved Policy G2 (i) and parking standards contained within the saved policies of the adopted Salisbury District Local plan.

And subject to the following conditions:

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

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:

Site location and block plan received 11th October 2010
Proposed first and second floor plan received 11th October 2010
Proposed ground floor plan received 11th October 2010
Existing first and second floor plan received 11th October 2010
Existing ground floor plan received 11th October 2010
IMA transport assessment and statement dated October 2010
Turley associates design and access statement dated September 2010
REASON: for the avoidance of doubt

(3) Prior to the first occupation of the use hereby approved the parking spaces shown on the plan no IMA-10-064-002 shall be laid out and retained in perpetuity.

REASON: In the interests of highway safety

(4) The measures outlined in part seven of the IMA transport assessment in the section entitled transport statement shall be carried out and implemented within three months of the first occupation of the premises hereby approved such measures shall enure for as long as the property is used for its proposed use.

REASON: In the interests of sustainable development.

(5) The resource centre for children and families shall be used solely for the purposes outlined in section four of the planning design and access statement submitted by Turley associates and dated September 2010.

REASON: For the avoidance of doubt.

- (6) The turning area shown on the submitted drawing no shall be marked out and remain available for this purpose at all times.

REASON: In the interests of highway safety

- (7) Prior to the first use of the premises as a centre for children's and families a sign located within the forecourt of the development, indicating to users that the car turning area must be available at all times for turning purposes only, details of which including the size and location of the sign, shall be submitted for the further written approval of the LPA. The sign shall thereafter be provided in accordance with the approved details prior to the first use of the development.

REASON: In the interests of highway safety

- (8) Prior to the first use of the premises as a centre for children's and families details of a means to prevent additional vehicular access to the forecourt by means of barrier or chain shall be submitted for the written approval of the LPA; and the barrier or chain shall be installed in accordance with the approved details before the first use of the development.

REASON: In the interests of highway safety

INFORMATIVE:

1. The applicant is advised that in accordance with Regulation 9 of the Town and Country Planning Regulations 1992 (S I No 1492) this planning permission enures solely for the benefit of Wiltshire Council as the applicant interested planning authority.

129. **Urgent Items**

The Committee considered the need for a site visit to application number S/2010/1719 - Long Crags, Church Street, Bowerchalke, Salisbury, at Councillor Green's request.

Resolved:

That a site visit be organised to take place, should the committee be asked to consider this application.

130. **Exclusion of the Press and Public**

Resolved:

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in minute no. 134 because it is likely that if members of the public were

present there would be disclosure to them of exempt information as defined in paragraph 3 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

Note: The Applicant was permitted to stay and observe proceedings to allow the committee to ask questions for clarification, if required.

131. **Land off Duck Street / Ladydown View, Tisbury**

The planning officer introduced his report.

Following discussion it was:

Resolved

To defer the application.

(Duration of meeting: 6.00 - 7.40 pm)

The Officer who has produced these minutes is Liam Paul, Democratic Services Officer, of Democratic Services, direct line 01225 718376, e-mail liam.paul@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/2009/1936 S/2010/0764	66 WINTERSLOW ROAD PORTON	WR	DEL	DISMISSED		
S/2010/0821	THE HEATHER ALDERBURY	WR	DEL	DISMISSED		

New Appeals

Application Number	Site	Appeal Type	Delegated/ Committee	Decision	Overturn	Costs Applied for?
S/2010/01806	UPTON FARM BERWICK ST JOHN	WR	ENFA			
S/2010/1318	WATERS EDGE HACKTHORNE ROAD DURRINGTON	HH	DEL			

WR Written Representations
HH Fastrack Householder Appeal
H Hearing Local Inquiry

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Agenda Item 7

INDEX OF APPLICATIONS ON 13 January 2011

	APPLICATION	SITE LOCATION	DEVELOPMENT	RECOMMENDATION	DIVISION MEMBER
1	S/2010/1319 <i>Site Visit: 15.30</i>	19A THE CLOSE, SALISBURY, SP1 2EE	SINGLE STOREY EXTENSIONS TO THE REAR OF THE EXISTING PRINCIPAL'S HOUSE TO ACCOMMODATE ST. BENEDICT'S PRIORY	APPROVE WITH CONDITIONS	CLLR BRADY
2	S/2010/1432	WARDOUR SCHOOL, WARDOUR, TISBURY, SALISBURY, SP3 6RF	ERECTION OF NEW SCHOOL HALL AND ADDITIONAL CLASSROOM	APPROVE WITH CONDITIONS	CLLR DEANE
3	S/2008/1806	ELM GROVE, FONTHILL BISHOP, SALISBURY, SP3 5SH	PROPOSED DEMOLITION OF A DETACHED DWELLING AND ERECTION OF TWO PAIRS OF SEMI DETACHED DWELLINGS TOGETHER WITH ASSOCIATED DRAINAGE WORKS	APPROVE SUBJECT TO S106 AGREEMENT AND CONDITIONS	CLLR WAYMAN

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Deadline	9th November 2010		
Application Number:	S/2010/1319		
Site Address:	19A THE CLOSE SALISBURY SP1 2EE		
Proposal:	SINGLE STOREY EXTENSIONS TO THE REAR OF THE EXISTING PRINCIPAL'S HOUSE TO ACCOMMODATE ST. BENEDICT'S PRIORY		
Applicant/ Agent:	MR KEITH HARNDEN		
Parish:	SALISBURY CITY COUNCIL - ST MAR/CATHEDRAL		
Grid Reference:	414458.989049375	129664.041686237	
Type of Application:	FULL		
Conservation Area:	SALISBURY	LB Grade:	
Case Officer:	MR M LEGGE	Contact Number:	01722 434398

Reason for the application being considered by Committee:

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

“Considerable Local Interest as this is in The Cathedral Close and should be decided by Committee regardless of Officer’s recommendation”

1. Purpose of Report

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

Neighbourhood Responses

18 letters received objecting to the proposal

18 Letters of support received

City Council Response

Object

2. Main Issues

The main issues to consider are:

- 9.1 Design/Impact on CA and Listed Buildings
- 9.2 Neighbour amenity
- 9.3 Archaeology

9.4 Trees
9.5 Impact on approved application S/1997/1509

3. Site Description

The application site is located within the historic core of Salisbury. The site is within the area known as the Close and is surrounded by listed buildings that are of local and national importance, including Salisbury Cathedral. Principles House to which the application relates is a modern building which is currently used as part of Sarum College.

4. Planning History

There is a long planning history, the following being considered to be most relevant to this application:

83/0419LB	Erection of doors and frame to form draught screen at the Theological College, 19 The Close	AC
97/0169LB	Restore original entrance hall at Sarum College	AC
97/1508	Alterations & improvements to existing buildings and extension to form new chapel at Sarum College	AC
97/1509LB	Alterations & improvements and extension to form new chapel at Sarum College	AC
99/1133	Demolition of extension and alterations & addition of new extension to form library and lecture theatre at Sarum College	AC
99/1134LB	Demolition of extension and alterations & addition of new extension to form library and lecture theatre at Sarum College	AC
04/1936	Demolition of extension and alterations and addition of new extension to form library and lecture theatre (renewal of S/99/1133)	AC
09/1823	Various tree works as described on schedule	NOBJ

5. The Proposal

This application proposes to erect a contemporary single storey extension from the rear of the existing house in and amongst mature trees by means of a clear glazed timber frame walkway leading to an oratory and adjacent sacristy and a pair of small en-suite bedrooms.

6. Planning Policy

The following adopted Local Plan Policies are applicable to this application:

G1, G2, D3, CN3, CN5, CN8, CN23 and H19

The following National Policy Guidance is applicable to this application:

PPS5: Planning and the Historic Environment

7. Consultations

Salisbury City Council

Object on the grounds that although the proposed extension is of a tasteful design it was felt to be in too close a proximity to the boundary of the neighbouring property.

Wiltshire Council Archaeology

The proposed design for the foundations has very little impact on any below ground remains. If this application receives permission and is taken forward with the same foundation design, then I would not recommend any archaeological works. If the design is changed, then it is recommended that a watching brief is conditioned.

Conservation

Whilst it is a shame that the existing Principles House is being retained. The proposed extension is modest and of a pleasing design that will be subservient to the house and the college. The choice of materials will reinforce the idea of a garden building. The impact of the extension on No.18 is mitigated by the contemporary design and choice of materials. If one looks at an aerial view of The Close or indeed any of the city chequers, there is a bricolage of tight-knit development arising from plots that have been subdivided and buildings hard up to one another or more latterly, outbuildings converted into residential units.

English Heritage

The LPA would have to consider the application in relation to PPS5 policy HE10. *"We are of the view that this proposal would not have an adverse impact on the significance of the setting of the heritage assets."*

Urban Design

None Received

Arboricultural Officer

The applicant appears to have made a reasonable effort to retain and protect them; as a result, I have no objections.

None Received

8. Publicity

The application was advertised by site notice and neighbour notification
Expiry date - 10/11/2010

18 letters of support have been received which comment on the following:

- The design of the proposed extension and garden is very attractive and in keeping with the surroundings with minimum increase if any to traffic in the Close.
- This is a modest building that is in keeping with the ethos of the College, the Cathedral and The Close.
- The proposed building in its current form and detail will sit quietly and elegantly amongst the trees on the east side of the quadrangle.
- The rear extensions will enhance the current 1960's building and the occupation of the building by Benedictines should be encouraged within The Close. The use would be fully in keeping with the character of The Close and positively add to its overall ethos.
- The extension would hardly be visible from the rest of The Close and will enhance the area of Sarum College.
- The development will do much to improve the looks of the back yard and car park.
- The proposed design is very much in sympathy with the buildings of the adjacent Sarum College.

18 letters of objection have been received which comment on the following:

- The scheme is an over-development of a small site and makes the spatial relationship with No. 18 The Close too cramped.
- There will be a loss of trees that form an important, natural area in the Close and within the College grounds and the development eats wastefully into rear garden area.
- The development will result in more traffic being generated in The Close.
- The large cooper roof will make rain storm very noisy for the occupants of No. 18.
- The choices of materials for the building are out of keeping with this environment.
- The distance allowed between the proposed development and the neighbouring dwelling at No.18 is too narrow to allow for maintenance and fire access.
- The design of the proposal is inappropriate with the surrounding listed buildings.
- The development of a rear extension will compound the already "ghastly" appearance of the 1960's dwelling at 19a The Close.
- The proposed extension is unsightly and unnecessary.
- Issues affecting No.18 are drainage, potential dampness, structural considerations, fire risk, and legal issues.
- The proposed permanent structure is inappropriate given the perceived short term use by the proposed occupants.

Salisbury Design Forum comments:

- Concept of the scheme was considered to be appropriate.
- The forum queried whether the pile foundation system would be appropriate given the potential archaeological sensitivity of the site.
- The architect was also urged to address any issues of fire protection of any openings that would be in close proximity to the house next door.
- Overall the forum felt that the design was well-considered, and that the materials could work well in this location.

9. Planning Considerations

9.1 Design/Impact on Conservation Area and Listed Buildings

This application site is situated amongst a number of historic listed buildings, and is situated directly opposite Salisbury Cathedral. The neighbouring property at No.18 is a grade II* property and the adjacent theological College is of a grade I listing. The site and surrounding lie within the Conservation Area, which also covers the city centre.

This application proposes to develop single storey extensions to the Principles House. The Principles House was developed during the post war period and is considered to be a rather incongruous architectural feature within the historic Close.

The proposal involves the retention of the existing modern building, and the erection of a contemporary single storey extension, which would be attached to the rear façade of the main building and project northwards into the site. Several trees would need to be removed as part of the proposal. The visual appearance of the extension would be in stark contrast to that of the main building, and also that of the adjacent listed buildings within The Close.

The proposed scheme is for a rear linear pattern of single storey square shaped extensions (that vary in mass and height) that are accessed off a glazed link. The scheme consists of a number of shallow pitched roofs which are cooper finished and are supported by a light framework structure. The western elevation of the scheme (facing towards Sarum College) is predominantly glazed with Douglas fir mullions and serves as the access foyer and corridor to the principle rooms. The eastern elevation of the scheme which faces towards the neighbouring property of No.18 consist of the 1 guest bedroom, a central larger square shaped oratory and a small square sacristy to the south of the central oratory. There is 1 additional bedroom to the north of the central oratory. The northern and eastern elevations of the scheme contain a mixture of arrow slit windows and small and large square windows and are sited within brick faced walls.

There have been a number of objection letters that have commented on the existing Principles House and these representations have expressed dismay at the approval of such an incongruous dwelling given the importance of the historic environment in and around The Close. This application regrettably does not propose to significantly alter the form or character of the existing Principles House but does proposes to add a linear pattern of single storey extensions to the rear of the dwelling to include an oratory, sacristy and two bedrooms with glazed entrance hall and foyer.

There have been many discussions within representation letters concerning the appropriateness of what is considered to be a modern design approach amongst what is a historic group of buildings within The Close of which the majority are listed and are of National importance. Given the significant location of the proposed works within The Close this application was presented by the Agent for the application to the Salisbury Design Forum which consisted of a panel of persons from the following backgrounds: Architecture, Planning, Archaeology and Police. The forum considered the design of the scheme in context of the proposal and commented that it was the opinion of the Forum that the scheme was well considered. The forum was generally supportive of the design. Wiltshire Council's Conservation team have a specific interest in preserving and enhancing the historic fabric of in this instance The Close have commented that the development is of a "*pleasing design*". English Heritage has not raised any objections to the design of the scheme and has commented that the proposal would not have an impact on the setting of the heritage assets. Although Salisbury City Council has objected to this application they have called the design "*tasteful*". It is clear from representation letters and also consultation responses that there is a division of opinion over the appropriateness of this design within the historic Close setting. Although Local opinions appear to be divided this Officer recognises that those Consultees such as Conservation and English Heritage who are primarily charged with the protection of the special historic environment in and around the city of Salisbury are united in their general support for the scheme.

The scheme consists of a number of shallow mono pitched copper clad roofs that are supported by brick facing walls and a framework of douglas fir with clear glazing. Conservation has commented that the uses of the materials are appropriate to the setting within what is currently a garden or green area. It is recognised that similar materials have been used within the Close on the some works at Leaden Hall School and have therefore in the past have been considered to be appropriate to be used within the Close. Although the works at Leaden Hall School was to the rear of the site and away form the main pedestrian/tourist thoroughfare through the Close. The location of the works proposed within this application is to the rear of the Principles House which of its self is principally viewable from North Walk and Bishops Walk. Fronting onto North Walk is a brick and flint wall which has a height of approximate 2.3m. It is considered that given the rear location of the proposed extensions behind the Principles House and given the degree of views permitted from North Walk between the Principles House and Sarum College's chapel, that there would not be a significant view permitted of the proposed extensions. It is considered that the proposed works are subordinate to the Principles House and of a design which adds a degree of character to the Principles House.

Conservation as well as English Heritage has not raised any objections to the proposed scheme. English Heritage has commented that "*this proposal would not have an adverse impact on the significance of the setting of the heritage assets*". Therefore given the general support of this application from Conservation and English Heritage it is not considered that there would be any harm to the settings of the nearby heritage assets. Given the rear sited location of the single storey extensions it is considered that there would not be any significant direct views from North Walk and such the character of the wider conservation area is considered to be preserved. The design of the extensions is considered to be an acceptable design with materials that will not detract from the character of the neighbouring buildings and resultant conservation area.

It is therefore considered that the aims of policy HE10 as contained within PPS5 are met.

9.2 Neighbour amenity

Principles House is located between No.18 and Sarum College. No.18 is a grade II* listed building which has a number of windows facing directly towards Sarum College. There are three windows on the 1st floor which are understood to serve two bedrooms. On the ground floor there are two windows, one of which serves a hall/kitchen and the other a store room. Presently the outlook of these windows are onto a hard standing area used from vehicular parking and toward the garden area which incorporates a mixture of trees and lower shrubbery. The position of the proposed rear extensions brings the development within close proximity to the side western elevation of No.18 which the above mentioned windows are located. The current screenings provided by the trees in the rear garden of No.19a would proportionally be lost. Although it is recognised that application 09/1823 approved the removed of a number of these trees which now could be removed notwithstanding the outcome of this application and as such the loss of some of the trees is not of primary concern within this application. The layout of the scheme results in the 1st floor bedroom windows have a direct outlook down into the garden area (to be created) and into the glazed linking hall/foyer and into the ground to ceiling arrow slit windows of the sacristy. There is an existing close relationship between the rear amenity space of No.19a and the side windows of No.18 and that this current relationship permits direct views by persons towards these windows. Given this current relationship it is considered that on balance the creation of the rear extensions with garden area would not significantly increase detrimental harm to the amenity of No.18. The arrow slit windows could be conditioned with a high level of obscure glazing to further reduce chances of proximity overlooking.

There has been some concern expressed from No.18 regarding the perceived issues of rainwater runoff and the potential for damp and flooding to the dwelling which is at a lower ground level than that at No.19a. The application states that rainwater of the room expanse will be directed down a protected down pipe into a channel which connects with the existing College drainage system. It is therefore considered that there is not going to be any rainwater being directed into the ground which could subsequently percolate through to the neighbouring dwelling at No. 18.

The neighbouring dwelling at No.18 has expressed concerns that the rainwater falling on the copper roofs will result in levels of noise that will be detrimental to their amenity. The architect/agent for this application has commented that the construction of the roof will be of a good design and should not be compared to a corrugated tin roof which would produce high levels of noise. It is considered that given the modern levels of insulation required by building regulations that the construction of the roof with the external skin of copper would not result in high levels of noise.

Matters concerning legal clauses requiring No.18 to have access to the drainage system across the application site is not a planning consideration. The structural considerations for No.18 and access required for fire and maintenance are matters that could be dealt with through the Building Control route and as such these issues are not considered to be material planning considerations.

9.3 Archaeology

Archaeology has commented that *“the site has a high potential for significant archaeological remains associated with the development of the area in the medieval and post-medieval period.*

However, the proposed design for the foundations has very little impact on any below ground remains. In addition, there are only very short new service runs at a depth which will probably have been disturbed by the large trees present on the site." This application proposes to use (80mm diameter) helical screws piles which have been commented on by Archaeology as being acceptable so not to require any archaeological works. Although should there be any variation to the construction method presented within this application for the foundations then a watching brief condition would have been recommended. Given the comments received by Archaeology it is not considered that the proposed rear extensions would have any detrimental impacts on the known archaeological remains.

9.4 Loss of existing trees

There are presently a number of trees and lower shrubbery located within the rear garden area to No.19a onto which this application proposes to construct the rear extensions. Within a previous application 09/1823 a number of the trees in this rear garden area have been agreed to be removed and Wiltshire Council's Tree Officer has raised no objection to this application. The use of the piles mitigates against harm to the trees that are proposed to remain and WC Tree Officer comments that the application has made reasonable effort to retain and protect the remaining trees.

9.5 Impact on approved application S/1997/1509

Application 97/1509 approved amongst other things the construction of a sunken link with a raised central element. This approved sunken area could be constructed at any time as the 97 application has been initiated. The sunken area is located within the green central area and fronts onto the application site related directly to this application which is to the rear of the Principles House. This application for the construction of rear single storey extensions to the rear of the Principles House would not restrict the construction of the already approved 97 permission. The Architect for this application has confirmed that the design of this proposed scheme was formulated in complete knowledge of the approved sunken area. English Heritage who have not objected to this application have commented that *"at the pre application site meeting the architect discussed the approved scheme for the courtyard of the college, in conjunction with presenting the current scheme". English Heritage continue to comment that "We consider that the present scheme, in terms of layout and scale, demonstrates that it would be compatible with the approved scheme, if both were built"*.

10. Conclusion

The creation of single storey extensions to the rear of The Principles House within the setting of the historic Close would include 2 bedrooms, an oratory and sacristy with glazed link and an external garden area. It is considered that the contemporary design and single storey scale of the proposal would not have any detrimental impact to the character of The Principles House and no demonstrable impacts to nearby heritage assets. It is considered that the proposal would not have any detrimental impacts archaeology or on the setting of the Conservation Area. The materials to be used in the proposal are on balance considered to be acceptable with no adverse impact on the neighbouring listed buildings. This application is therefore compliant with Local Plan policies D3, CN3, CN5, CN8, CN23 and H19 as well as National guidance policy PPS5.

The location of the rear extensions are within close proximity to the neighbouring dwelling at No.18. Nevertheless it is a balanced opinion that given the existing proximity of these neighbouring windows to the rear amenity area/car parking spaces situation to the rear of The Principles House that the proposed rear single storey extensions will not lead to an increase in significant harm to the amenity of No.18 and as such it is considered that Local Plan policy G2 is adhered to.

Recommendation

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

The creation of single storey extensions to the rear of The Principles House within the setting of the historic Close would include 2 bedrooms, an oratory and sacristy with glazed link and an external garden area. It is considered that the design and scale of the proposal would not have any detrimental impact to the character of The Principles House and no demonstrable impacts to nearby heritage assets. It is considered that the proposal would not have any detrimental impacts archaeology or on the setting of the Conservation Area. The materials to be used in the proposal are on balance considered to be acceptable with no adverse impact on the neighbouring listed buildings. This application is therefore compliant with Local Plan policies D3, CN3, CN5, CN8, CN23 and H19 as well as National guidance policy PPS5.

The location of the rear extensions are within close proximity to the neighbouring dwelling at No.18. Nevertheless it is a balanced opinion that given the existing proximity of these neighbouring windows to the rear amenity area/car parking spaces situation to the rear of The Principles House that the proposed rear single storey extensions will not lead to an increase in significant harm to the amenity of No.18 and as such it is considered that Local Plan policy G2 is adhered to.

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 on site until samples of the materials to be used for the external surfaces of the development hereby approved have been made available on site and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

POLICY- D3, CN3, CN8

(3) The arrow slit window in the eastern elevation of the sacristy as labelled within drg no. 167/2 shall be glazed with obscure glass only and permanently fixed shut prior to the first occupation of the development hereby permitted and shall be permanently maintained as such at all times thereafter.

REASON: In the interests of residential amenity and privacy.

POLICY- G2

(4) 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 those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the development hereby approved or within the rear curtilage.

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

POLICY- G2, CN3,

Officer note: Use of this condition referring to all Classes requires special justification as its effect is very restrictive.

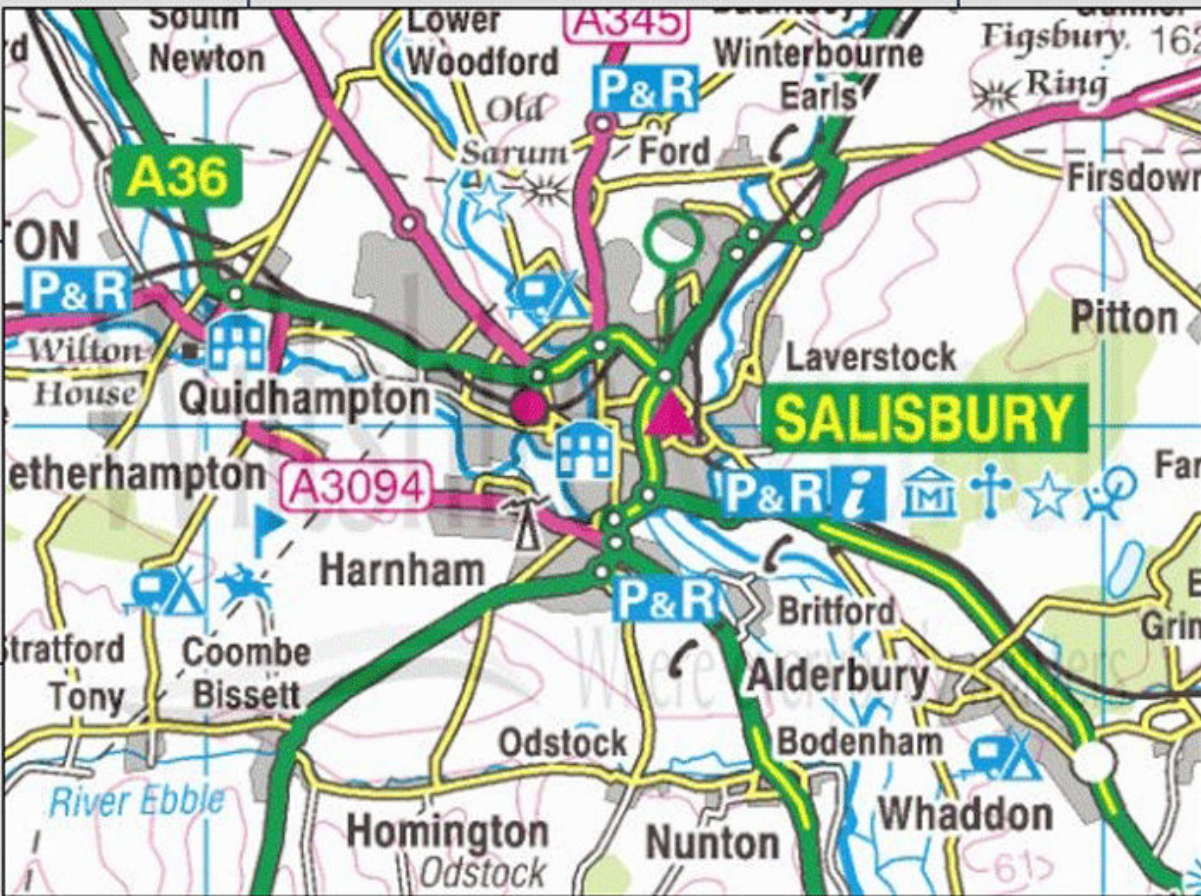
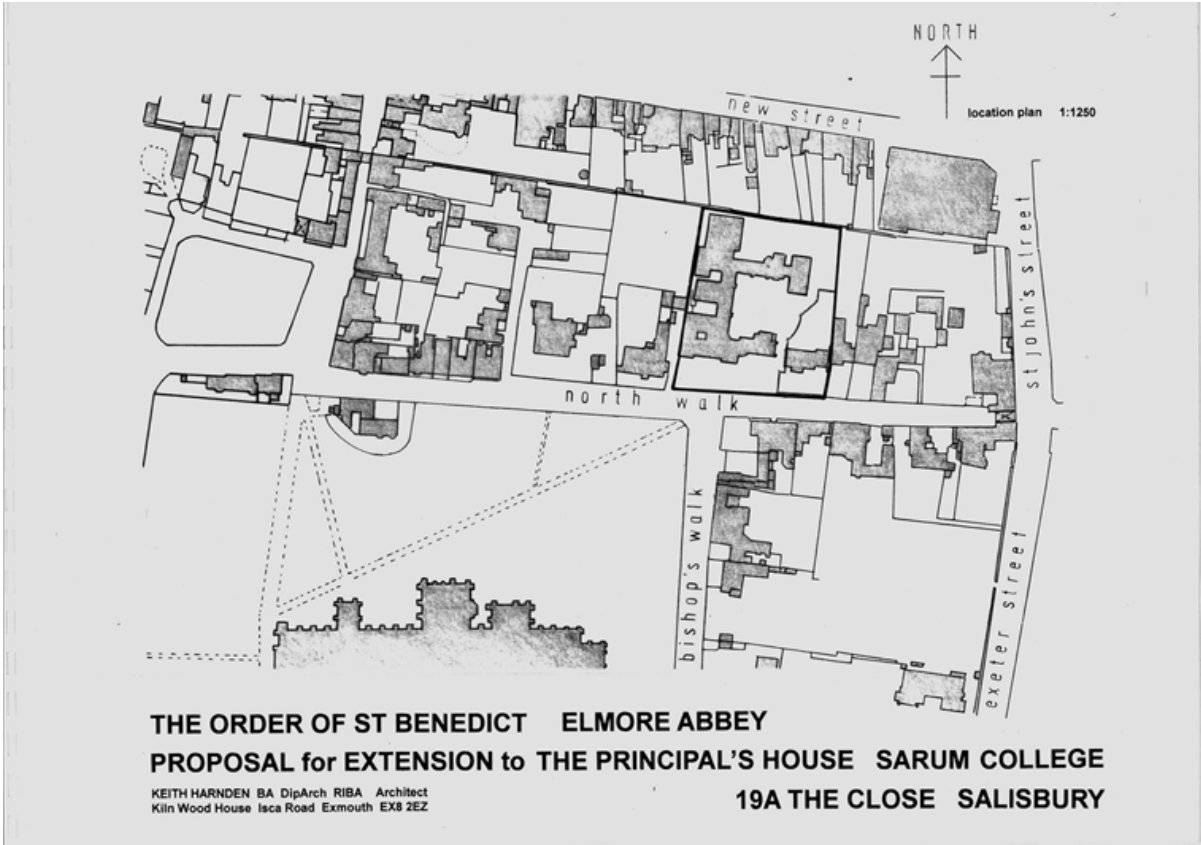
(5) The development shall be carried out in complete accordance with the following drawings:

Location Plan	03/09/2010
Block Plan	03/09/2010
DRG No. 167/2	03/09/2010
Roof Plan	03/09/2010
West Elevation	03/09/2010
North Elevation	03/09/2010
East Elevation	03/09/2010
South Elevation	03/09/2010
Sections 167/8	03/09/2010

REASON: For the avoidance of doubt.

Appendices:	None
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Background documents used in the preparation of this report:	<ul style="list-style-type: none">• Location Plan 03/09/2010• Block Plan 03/09/2010• DRG No. 167/2 03/09/2010• Roof Plan 03/09/2010• West Elevation 03/09/2010• North Elevation 03/09/2010• East Elevation 03/09/2010• South Elevation 03/09/2010• Sections 167/8 03/09/2010
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19A The Close Salisbury



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19A The Close Salisbury

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Deadline	25th December 2010		
Application Number:	S/2010/1432		
Site Address:	WARDOUR SCHOOL WARDOUR TISBURY SALISBURY SP3 6RF		
Proposal:	ERECTION OF NEW SCHOOL HALL AND ADDITIONAL CLASSROOM		
Applicant/ Agent:	MR CAMPARELLI ARCHITECT		
Parish:	TISBURY		
Grid Reference:	392604.9	127342.3	
Type of Application:	FULL		
Conservation Area:	SALISBURY	LB Grade:	
Case Officer:	MR B HATT	Contact Number:	01722 434541

Reason for the application being considered by Committee:

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

- Scale of development
- Visual impact upon surrounding area
- Relationship to adjoining properties
- Design- Bulk, Height and general appearance
- Environmental/highway impact

1. Purpose of Report

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

Neighbourhood Responses

11 Letters received objecting to the proposal

1 Letter of support received

Parish Council Response

No objection subject to conditions

2. Main Issues

The main issues to consider are :

- Principle
- Impact on amenities
- Scale and design/Impact on AONB
- Highways

3. Site Description

Wardour school is a well established primary school located within the rural settlement of Wardour. The school was originally constructed in the 19th Century with 2 main classrooms placed symmetrically either side of an entrance foyer. Later additions include a toilet block to the rear and a new entrance, and a new wing to the south east. The site is located within an Area of Outstanding Natural Beauty.

4. Planning History

See attached site history

5. The Proposal

Permission is sought for a hall and classroom extension located at the front of the school.

6. Planning Policy

The following policies are considered relevant to this proposal:

G2 – General Development
D3 – Design
C5 – Landscape Conservation
PS1 – Community Facilities

7. Consultations

Parish Council

No objections subject to conditions

Highways

No objections

8. Publicity

The application was advertised by site notice/press notice /neighbour notification
Expiry date 4/11/10

11 letters of objection raising concerns over:

- Scale and design
- The proposal is too large and out of keeping with the existing school.
- The necessity of the extension.
- The increase in traffic causing parking and highways safety issues.
- Reduced playing area.

1 letter of support

9. Planning Considerations

9.1 Principle

On general terms, the proposal satisfies policy PS1 in that the proposal results in the enhancement of the school and therefore a community facility. The proposed hall and classroom extension is considered to be in accordance with saved policy C5 of the adopted Salisbury District Local Plan which states that development will be permitted provided that the siting and scale of development are sympathetic with the landscape of the Area of Outstanding Natural Beauty. Policy D3 states that extensions will be permitted where the proposal is compatible in terms of the scale, design, and character of the existing property and use of complementary materials, and the development is integrated carefully in relation to other properties and the overall landscape framework. It is considered that the proposal also meets this criteria.

9.2 Impact on amenities and Area of Outstanding Natural Beauty

The proposed hall extension will be located within 4m from the boundary with an adjoining field however the proposal will be well screened from view by an existing hedgerow that will ensure the proposed hall will not be visually dominant from the north east. Whilst the proposed hall will be taller it is considered to have a limited impact on the adjoining property "Spring Cottage" as the main school buildings provide a screen which will block the proposal from view limiting its impact on the adjoining properties amenities.

The proposal will be visible from the surrounding area primarily from the main entrance drive and from the road to the north of the site. Whilst the proposed hall extension will be of a large scale it will be viewed against the existing school buildings which themselves are in excess of 6m in height and are clearly visible to the surrounding area. It is considered that the erection of the extension will not have an overly dominant impact on the Area of Outstanding Natural Beauty.

The proposed classroom extension will be located to the rear of the existing school and will due to its limited scale not be visible to the surrounding Area of Outstanding Natural Beauty or adjoining properties. As such it is considered that there will be a limited impact on the amenities

of the surrounding area and neighbouring properties.

9.3 Scale and design/impact on AONB

A number of objections have been made regarding the inappropriate design of the proposed hall extension. The proposal will have a ridge height of approximately 7.6m which is an increase in height of 1.3m from the ridge height of the existing school buildings. This increase is considered to be acceptable given the nature and use of the hall. Furthermore the hall will be sited in front of a modern extension to the school which itself has a height of approximately 6m. The width of the proposal is approximately 9.2m however the proposal will only extend past the existing side extension by approximately 2m at its full height and an additional 2m for the small kitchen to the side of the hall. It is considered that this increase in width is acceptable and will not result in an overly dominant extension that would have a detrimental on the existing school buildings. The proposed extension will protrude approximately 5.4m from the existing school buildings however it is considered that the proposal will still sit comfortably alongside the existing school buildings.

The proposals appearance will be softened with the use of a stone gable wall which will match the existing buildings front gables ensuring that the hall will not alter the character and appearance of the school to a detrimental degree. The side elevations of the proposed hall are to be rendered which will enable the proposal to merge with the surrounding area and existing school buildings. Given the set back nature of the proposal relative to the main road, it is considered that the hall extension would not have a detrimental impact on the character of the existing school buildings.

The proposed rear extension is considered to be of a limited scale and will match the existing design of the building and as such is considered to be acceptable. The rear classroom extension will use matching materials which will ensure it merges with the existing building.

9.4 Highways

Whilst concerns have been raised over the increased pupil intake as a result of the extensions leading to an increase in traffic flows Highways have raised no objection. Therefore it is considered to be acceptable in Highways terms.

10. Conclusion

The hall and classroom extension is considered to be acceptable in terms of impact on amenities, scale and design for the reasons outlined above and as such in accordance with the provisions of the Development Plan, and in particular Policies G2, D3, C5 and PS1 of the adopted Salisbury District Local Plan.

Recommendation

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

The hall and classroom extension is considered to be acceptable in terms of impact on amenities, scale and design for the reasons outlined above and as such in accordance with the

provisions of the Development Plan, and in particular Policies G2, D3, C5 and PS1 of the adopted Salisbury District Local Plan.

And Subject to the following conditions:

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

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 200

2. No development shall commence on site until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

POLICY- G2

3. This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 13/09/10, unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt

Appendices:	None
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Background documents used in the preparation of this report:	<ul style="list-style-type: none">• WS/009• WS/007• WS/010
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Wardour School, Wardour, Tisbury



Wardour School, Wardour, Tisbury



Wardour School, Wardour, Tisbury



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Deadline	17 th December 2008		
Application Number:	S/2008/1806		
Site Address:	ELM GROVE FONTHILL BISHOP SALISBURY SP3 5SH		
Proposal:	PROPOSED DEMOLITION OF A DETACHED DWELLING AND ERECTION OF TWO PAIRS OF SEMI DETACHED DWELLINGS TOGETHER WITH ASSOCIATED DRAINAGE WORKS		
Applicant/ Agent:	PEGASUS PLANNING GROUP		
Parish:	FONTHILL BISHOP - NADDER/EASTKNOYLE		
Grid Reference:	393.645	32.994	
Type of Application:	FULL		
Conservation Area:	FONTHILL BISHOP	LB Grade:	
Case Officer:	MR A BIDWELL	Contact Number:	01722 434381

Reason for the application being considered by Committee:

The Director of Development Services does not consider it prudent to exercise delegated powers, as the recommendation is not strictly in accordance with saved policy H19 of the adopted Salisbury District Local Plan.

1. Purpose of Report

To consider the above application and to recommend that for the following matters:

- (i) That two of the dwellings tied to the estate as Local Occupancy housing
- (ii) That two of the dwellings are restricted by reason of an occupancy condition at first occupation
- (iii) That the area of land to the immediate east of Elm Grove, shown in crosshatch on plan Drawing No: 1114/20K, is returned to agricultural use
- (iv) That the appropriate commuted sum in relation to recreation provision under policy R2 is paid

Following completion of a Section 106 agreement within three months of the date of the decision, planning permission be GRANTED

Neighbourhood Responses

No letters of support or objection have been received.

Parish Council Response

No comments have been received from the Parish Council

2. Main Issues

The main issues to consider are:

- Principle of development/sustainability
- Visual appearance design and materials
- Impact on character and appearance of the Conservation Area
- Impact on AONB
- Drainage
- Section 106 issues and way forward

3. Site Description

The site is located within the centre of the settlement of Fonthill Bishop at the junction of the main B3089 road with the C class road going off in a westerly direction towards the A303. The site is comprised of a large residential curtilage on which stands Elm Grove and a domestic garage building and shed. The site is part of the wider Housing Restraint area which covers most of the settlement and is within the Area Of Natural Beauty.

4. Planning History

Non of relevance affecting this site

5. The Proposal

This application will result in the demolition of an existing dwelling known as Elm Grove and its replacement with two pairs of semidetached dwellings. The application also includes the change of use of part of the existing garden to Elm Grove back to agriculture.

6. Planning Policy

The following policies are considered relevant to this proposal:

Adopted Salisbury District Local Plan

Policy H19	Housing Restraint Area
Policy C2	Development in the countryside
Policy CN8	Conservation Areas
Policy C5	Development within the AONB
Policy G8	Groundwater Source Protection Areas

National Planning Guidance

Planning Policy Statement 7	Countryside and the Rural Economy
DETR Circular 03/99	Planning Requirements in respect of the Use of Non-incorporating Septic Tanks in New Development.

7. Consultations

Parish Council

No comments have been received

Highways

Conclude that this development will not have any significant impact on highway safety and no objections are raised. A condition should be added to ensure that the first 5 metres of the access is properly consolidated prior to first occupation of any of the dwellings.

Environment Agency

No objections raised but offers standing advice relating to Circular 03/99 (Planning requirements in respect of the Use of Non Mains (private) Sewerage incorporating Septic Tanks in new development) and advises that standard informative and note be added.

Wessex Water

No objections raised but advise that the council should be satisfied with any arrangements for the disposal of foul and surface water

AONB

Concerns related to 'amongst other things', a lack of consideration of the AONB within the application documentation, the scale and design overall, the use of different materials on the two buildings and lack of space for recyclable materials and the loss of hedgerow and trees have been raised. Also that in the interest of sustainability, half of the cottages should be affordable.

Conservation

The scheme has been revised following comments of 14th April 2010, and since meeting with the applicants in July. I am now satisfied, on balance, that the scheme that has been produced would not adversely affect the character of the conservation area.

Conditions are suggested for large scale detailed plans for the windows to ensure satisfactory details are agreed, and that cills and lintels should be natural stone.

Salisbury Civic Society

The society objected to the original proposal via letter dated 25/11/08. No further comments have been received in relation to the amended scheme.

8. Publicity

The application was advertised by site notice/press notice /neighbour notification
Expiry date original consultation site and press notice 27/11/08 and neighbours 14/11/08
Amended scheme consultees and neighbours 14/11/10

No letters of support or objection have been received.

9. Planning Considerations

9.1 Principle of development/sustainability

Local Plan Policy:

This proposal affects a site that is defined in the adopted Salisbury District Local Plan as an area of "Housing Restraint". As such policy H19 (see above) is a weighty material consideration. Policy H19 seeks to ensure that restraint is applied in designated areas primarily in terms of the extent of new additional development proposed, the avoidance of the loss of important open spaces and characteristic features including hedgerows trees walls etc and that proposals will be in keeping with neighbouring properties. However, policy H19 is very specific in that it limits the amount of replacement development to (amongst other things) a single dwelling. Therefore, at face value the proposal being for 4 dwellings could be considered as contrary to policy H19 and moreover, is a departure from it. There are no local facilities services or shops etc which would otherwise support developments for dwellings on a scale such as this. Clearly proposals must be suitably restrained to accord with policy H19. However, Policy H19 is a policy that allows for a replacement dwellings and as such one of the four dwellings is in accordance with policy. In addition it would normally be considered acceptable to allow for one additional dwelling when, for example, a single dwelling is replaced by a pair of semidetached dwellings in a housing restraint area. As such it is considered that the proposal will in essence result in a net increase of two dwellings which are contrary to the letter of policy H19 but considered to be within the spirit of the policy as in paragraph 4.48 of the supporting text.

National Planning Policy:

However, in addition to local plan policy the national planning framework seeks to ensure that (amongst other things) Sustainability of development is achieved particularly in rural areas such as this. Planning Policy Statement 7 (PPS 7) is where the national policy objectives or, "Key Principles" for rural areas is set out. These objectives or, "key principles" support the need to protect the rural economy through appropriate sustainable development relating to both economic development and opportunities provided by rural housing which can help to create balanced communities.

Paragraph 2 of PPG 7 includes that:

"Planning policies in Regional Spatial Strategies (RSS) and Local Development Documents (LDDs) should facilitate and promote sustainable patterns of development and sustainable communities in rural areas. This should include policies to sustain enhance and where appropriate revitalise country towns and villages including through the provision of affordable housing and for strong diverse economic activity whilst maintaining local character and a high quality environment. To ensure these policies are relevant and effective local planning authorities should be aware of them circumstances needs and priorities of the rural communities and businesses in their area and of the interdependence between urban and rural areas", moreover, paragraph 4 of PPS7 also includes that: Planning authorities should set out in Local Development Documents (LDD) their policies for allowing some limited

development in or next to rural settlements that are not designated as local service centre's in order to meet local business and community needs and to maintain the vitality of these communities. In particular authorities should be supportive of small scale development where it provides the most sustainable option in villages that are remote from and have poor public transport links with service centre's.

Local Economic Context:

This application includes a number of documents that seek to justify the proposal particularly in a local economic context. The applicants have provided the following in order to demonstrate the benefit of the proposal in a local economic context.

'By way of background, the Fonthill Bishop Cottage Trust is part of the Fonthill Estate. The Estate owns some 9.000 acres centred on Fonthill Bishop and mainly comprises farming and forestry operations. However the Estate is also typical of many such Estates in also operating a diversity of rural activities to support its core business many of which fully accord with the objectives of sustainable development in supporting the rural economy. These include rural employment opportunities, rural sporting activities and limited tourism opportunities.

With regard to rural employment, the Estate has secured planning permission for the conversion of a range of rural buildings in a number of locations on the Estate approaching 100.000 sq ft. This includes commercial premises in the form of B1 or B8 type units across the area in Chicklade, Fonthill Bishop, Berwick St Leonard and Tisbury. In those premises there are over 40 businesses employing approximately 200 people at the current time many living in the local area and thus are locally employed.

The Estate own about 100 houses which are used to support the estates interests. Occupation of these houses is varied and includes estate employees, retired Estate employees (some on protected tenancies), short term lets for local non Estate employees and holiday lets.

The application proposals will accommodate a range of potential occupiers from single households to families. This will increase flexibility for the Estate in supporting its rural business interests and will also enable the Estate to respond to a wide range of local housing needs.

Clearly beyond the Estate s boundaries other business and rural enterprises exist whose employees may be able to take advantage of the opportunity provided by the additional housing proposed in this application'.

It is considered to be evident therefore that there is a local economic context to this proposal. Furthermore, given that there are a number of rural based employment opportunities within close distance of Fonthill Bishop, it would be unreasonable to conclude that for reasons other than location, this proposal does not support the key sustainability/community principles set out in PPS 7.

Consideration should thus be given to whether there are other important material considerations that could provide a way forward. In this case negotiations have centred on how the benefits of the proposal to the local community can be secured in order that they may be considered as outweighing the fact that the settlement lacks facilities such as a school and public house. This proposal is the subject of section 106 agreement which seeks to ensure that the benefits of the proposal are secured and that they inure in perpetuity. The details of the

agreement are set out in Purpose of Report section above. In combination with the section 106 agreement and on balance, there is no objection to this proposal in principle and thus the relevant remaining planning consideration should centre on detail.

9.2 Visual appearance, scale, design and materials

Background:

This proposal has been the subject of negotiation over a long period of time. The negotiations have been a culmination of measures and several amendments to try and address initial concerns with the proposal related to justification for the loss of the existing dwelling, the overall design and materials proposed, the positioning of the dwellings on the site and a desire to retain existing characteristics including hedgerows boundaries. The need for these negotiations have stemmed from comments received from the consultees (summarised above) but particularly the conservation team and the AONB office.

Members' attention is drawn to the result of the negotiations in the form of amended Plans and covering letter dated 31st August 2010. These amended plans illustrate that the proposal has been redesigned to reflect the characteristics of neighbouring estate cottages and the location within the Fonthill Bishop Conservation area and the wider AONB.

Scale:

Previously the proposed dwellings were considered to have an excessive scale in relation to neighbouring cottages and in terms of both height and width. Amendments have been made setting ridge height at approximately 14 metres and width at approximately 7 metres. The proposed cottages are now the same scale (i.e. 94 sq metres) as most other estate cottages. The effect of this is to significantly reduce the frontage of the scheme by the equivalent of half of one property over that previously proposed. This has resulted in an acceptable scale whilst giving the proposal a more appropriate squarer, regular and simpler appearance.

Design/Site Position:

The latest changes to design has allowed for the dwellings to be located as two pairs of semi detached properties set out in one plane and for them to be set back from the road. Previously the design would have resulted in a "dog leg" form which was considered as out of character with the surrounding dwellings and the form of the settlement generally. The latest changes have also repositioned the dwellings further back in to the site so that the gardens form the road frontage and not the dwellings as previously proposed. This change is considered to be key in achieving a characteristic that properly respects the spatial characteristics of the existing settlement and an important aspect of the Conservation Area. This positioning has also ensured that the existing front boundary hedge can remain which itself is considered to be a visually important feature of this settlement.

Elevations:

The latest changes to the proposal have resulted in a simplified elevation treatment. The elevations have been simplified to reflect the elevation and chimney treatment of the Estate cottages to the east considered to be particularly useful in setting a design context in this case.

The changes have resulted in brick detailing on the central gables, single central chimney stacks, fenestration arrangement and location of the front doors that give both simplicity and formality to the cottages.

Materials:

Initially discussions centred on the possibility of using Ashlar stone in the materials mix but, officers considered that this would result in an uncharacteristic formal appearance not normally found in Estate cottages. The applicants clarified that as the properties are to be retained within Estate control that a combination of increased construction costs as a result of using Ashlar together with a reduction in rental value and capital value due in part to the officer advice requiring that the units should be reduced in size, has made the project much more commercially sensitive. Whilst these matters do not override the objective to achieve a well designed development of visual quality, as officers did not support the use of Ashlar but were seeking a more traditional cottage appearance, it was considered that a smooth faced stone could be used at the front of the cottages with random coursing, whereas rubble stone would be used at the rear and sides.

The roof materials are to be clay plain tiles and both pairs of dwellings will have centrally located brick chimney stacks. All barge boards / fascia detail will be timber painted Estate green. Window and door joinery will be painted soft wood in a colour to be agreed via conditions.

Parking Provision:

In addition the latest changes have allowed for an amendment to the layout providing the opportunity to relocate and increase the proposed car parking serving the development. The number of spaces is now increased to 8 and this number is in accordance with standard requirements set out in the appendix to saved policy TR 11 of the adopted Salisbury District Local Plan. The parking area is now considered to relate physically well to the existing access and activity associated with the Estates farming activities to the west of the site. This access is existing requires no alterations and has removed the need to form a new vehicular access to the site.

On balance the materials now proposed will result in a more appropriate use of materials better suited to the visual characteristic of small estate cottages and the settlement overall.

9.3 Impact on character and appearance of the Conservation Area

Since the application was submitted in October 2008, ongoing consultations have taken place with the conservation officers regarding design concerns with the proposal overall. Other than this latest scheme, the proposal has been to the Design Forum on two occasions. Firstly the scheme was not met with favour as it was considered to have an unacceptable design out of keeping with the scale and visual character of the settlement and that materials were formal making the buildings to prominent and not cottage like. On the second occasion the design forum felt that the alterations before them had not addressed the earlier concerns and thus the scheme was not supported by them. However, the proposal now under consideration is considered to be a well thought through satisfactory solution to the previous concerns resulting in an appropriate form of development.

A further point that has now been addressed is the matter of the proposed loss/demolition of the existing dwelling on the site. The conservation officers had advised that the existing dwelling Elm Grove, whilst being non-descript it was nevertheless considered to make a positive contribution to the conservation area. As such any proposal to demolish it would only be acceptable if the buildings to replace it made at least an equal contribution to the character of the conservation area.

The planning statement submitted with the application puts forward the case for the demolition of the building on the basis that it is architecturally stark in contrast with the rest of the village (due to it being constructed of brick), and that it does not meet modern living standards. Whilst it was accepted that brick walls did not reflect the character of the other stone buildings in the village, it was felt that it is part of the mix within the village and that it made a positive visual contribution for other reasons. These include (amongst others) that it has sliding sash windows and a steeply pitched roof suggesting that in this case the building is likely to date from the early 20th century.

In response to this the applicants have commented on the role and relationship of Elm Grove to the Village in the following way; it is of a design which is neither vernacular in appearance or texture or has an historical provenance which is linked to the Estate. Furthermore they state that it has been demonstrated from plans and photos that the Elm Grove falls on land which was previously developed for at least one dwelling possibly more which almost certainly would have been of a design reflecting local styles given the morphology of the village.

Also that the application can achieve a reduction of garden land by returning part of this land to agriculture and it will effect the removal of two large outhouses sheds on the site. Furthermore the dwelling and domestic curtilage is subject to the normal Permitted Development Rights even within the AONB and comprises an open market house currently with no restrictions compared to the scheme which is now being offered in the amended proposals. Elm Grove is now vacant the last tenant having vacated the property due to damp and poor living conditions. The building has the following problems:

- The property was not constructed as a quality product and has remained an Estate dwelling needing some of the highest levels of maintenance.
- The property is constructed in solid 9 inch brickwork and damp is rife through the property. There is mould on the walls to the ground floor rooms when furniture is put against the wall.
- Controlling damp in this type of construction is expensive and is rarely a cost effective long term solution.
- The roof leaks and has no felt.
- The property has no damp proof course.
- The gas supply to the property is not up to inspection and has been disconnected.
- The property has single glazed sash windows which are draughty.
- The porch had to be removed as it was falling down.

All properties have a finite life and in this case and the costs of retention and maintenance have to be balanced with the opportunity available to replace it with a sustainable energy efficient scheme as can be achieved in this case. Had the property performed a clearly valuable visual and functional role within the Conservation Area, the balance in determining the benefit of its removal and replacement would be more evenly weighted. However in this case and bearing in mind the offer of affordable housing for 2 of the proposed dwellings we submit that the

benefits in retaining the property is outweighed by its condition and its conflicting contextual character and relationship with its surroundings.

Whilst this issue remains a matter of some debate, based on the much improved details of the amended proposal and the acknowledgement that the proposal overall is now acceptable subject to the conditions recommended in 7 above, the conservation officer has been able to conclude that the proposal would not adversely affect the character of the conservation area. Therefore the proposal is considered to be acceptable from a conservation point of view.

9.4 Impact on AONB

The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding natural Beauty (AONB). As such consultations have been carried out with the AONB office who have not wholly objected to the proposal but had raised significant concerns as set out above. However, the most recent consultation with the AONB office has resulted in a less critical response to the latest proposal. This is considered to be as a result of the ongoing negotiations and subsequent amendments to the proposal, ensuring that most of the objectionable elements have been mitigated. However, the AONB remain of the opinion that the scheme does not address the matters of providing space for separate storage of recyclables and that only minimal space to the rear of the properties is provided.

However, whilst limited concerns remain, the latest plans illustrate that the hedge row will remain, that the materials and design are now acceptable unifying the cottages with nearby estate cottages whilst providing adequate allocated space for recyclables and parking. All of these elements of the proposal are clearly set out on plan "Drawing Number 1114/20K submitted as part of the latest proposal.

The matter raised in relation to the minimal space to the rear of the cottages refers that if more space were provided by extending the rear boundary out, the opportunity would arise for more realistic tree / hedgerow planting that would be less likely to impinge on the buildings. The cottages have been positioned to the back of the site in order to achieve key design and spatial characteristics considered to be necessary (see sections above). Whilst this has resulted in the cottages being nearer to the proposed hedge, any impact from the hedge on the cottages is only potentially likely in relation to cottage 4. Cottage 4 is some 1.5 - 2 metres away from the boundary and although tight, this is not considered to be likely to cause problems. Furthermore. The estate as owners will be responsible for maintaining the buildings and as such will be able to manage the hedge to avoid problems.

The hedge to the rear will also have several trees planted within it which will be allowed to grow up adding to the overall rural characteristic of the site. Furthermore the existing large Chestnut tree at the front of the site off the southern edge of the parking area will also be retained.

A further element of this proposal that is considered to support the desire to protect the character of the AONB is the change of use of a large area of garden to the east of the site formerly part of the garden to Elm Grove. This former garden area will be placed back in to agricultural use which in itself is welcome as it will, without doubt, assist in maintaining the overriding character of the AONB as countryside. Whilst this change of use is part of the proposal it is nevertheless considered necessary to ensure that this change occurs and thus, it will be a provision of the section 106 agreement.

For the reasons set out above it is considered that a combination of the latest amendments to the scheme and the provisions of the Section 106 agreement will ensure that the character of the AONB is not unreasonably affected by this proposal.

9.5 Drainage

The application is within a source protection site where careful consideration must be given to all forms of drainage. The Environment Agency (EA) has been consulted in relation to this current application and has not raised concerns but, has offered standing advice. The standing advice is in accordance with Circular 3/99 (Planning requirements in respect of the Use of Non Mains (private) Sewerage incorporating Septic Tanks in new development). In this circular septic tanks are described as the least favoured option for drainage and that connection to a main sewer should always occur whenever possible unless the applicants can provide good reasons as to why this is not feasible. Fonthill Bishop is not served by a mains sewer and thus connection is not a feasible option.

Foul Water Disposal:

On the matter of drainage the applicants clarify that the application red line boundary includes land which was originally proposed to accommodate engineering operations associated with a proposed treatment plant which would replace the current inadequate septic tank serving Elm Grove. However, since this application was submitted planning permission has been granted for a new treatment plant to serve other nearby Estate dwellings. This treatment plant is located to the west of the site on land just inside the entrance to Kingstead Farm. The Estate has decided to link the drainage for the proposed 4 dwellings to this new treatment plant rather than use a separate treatment works which they consider to be an added advantage and a significant improvement over the current position of a septic tank to serve Elm Grove.

The treatment works referred to were approved in 2009 under application reference S/2009/0144. At the time of consideration of this application the applicants Fonthill Estate, had considered the possibility of connection of several properties including Elm Grove to it. The capacity of the works / tank was thus, calculated to be more than adequate for the estates requirements at the time and also for future requirements including this current proposal. At the time of the application for the works, the Environment Agency (EA) was consulted and was satisfied with all the works related to the tank and the capacity of it.

In the absence of any clear objections from the EA and as the proposal will connect to the new treatment plant recently approved which is itself fully licensed and has spare capacity, there are considered to be no objections to the proposal from a foul water point of view.

Surface Water Disposal:

Wessex Water has also been consulted and no objections have been raised. Wessex water has advised that the council should be satisfied with any arrangements for the disposal of foul and surface water. The applicants propose the use of soakaways for surface water though exact details of them have not been included within the application. However, the use of soakaways is normal practice in Fonthill Bishop and thus to achieve a suitable details for the soakaways should be simple. A condition will be imposed to secure satisfactory details before any of the proposal is commenced.

9.6 Section 106 - Issues and way forward

Extensive negotiations have been undertaken at both pre-application and application stage. The negotiations have resulted in a proposal to replace an existing dwelling on the site with two buildings each providing two dwellings.

However as this site is within a settlement where development should be tightly restrained, negotiations have focused on whether the applicants (Fonthill Estate) would be prepared to accept an additional level of tenure control in the form of non market local housing for rent. Although the village lacks facilities it does have a number of sources of employment in converted rural buildings, both within the village and within walking distance of Berrick St Leonard. It would thus be in the interest of sustainability to restrict the occupancy to people employed locally. This restriction will effectively ensure that rents for the properties are below open market levels making them in this way affordable.

It is considered that two of the proposed four dwellings should be restricted in their occupation. The application supporting statement sets out the Estate's intention to control and retain ownership over the properties and has proposed to link ownership of the dwellings to the Estate. This form of control is common practice with estate property.

The applicants have clarified that with regard to the affordable housing element, the Estate is willing to agree to this form of tenure applying to 2 of the 4 proposed cottages. This will be on the basis that it controls occupation of the cottages but is happy to define the type of worker or employee who would be eligible in agreement with the Council. As no registered social landlord (RSL) is involved this is more akin to an occupancy condition related to local business rather than a traditional affordable housing approach. This agreement would inure in perpetuity included within the section 106 agreement.

The applicant's further comment that restriction of occupation within the market will by default result in lower levels of rental income than would be the case with open market housing. Again the Estate would not wish to define rental levels or subsidies as it may be that the properties are used occasionally by a range of rural workers on different levels of income. The properties should therefore be viewed in the context of the Estate's wider property portfolio which it manages as part of its business except that the occupation of the tenants can be controlled and may not necessarily be directly employed by the Estate. However, the applicants have pointed out that it is not inconceivable that from time to time all four dwellings may be occupied by tenants on low incomes as the Estate manages its property portfolio.

Saved Policy R2

In accordance with Policy R2 of the Adopted Salisbury District Local Plan (June 2003) the provision of recreation facilities must be considered for all proposals for new residential development. The proposed development involves the erection of 4 x 3 bedroom dwellings, but also includes the demolition of one existing 3-bed dwellings. As a result, a payment of £5,178.00 towards the provision of off-site recreational facilities has therefore been calculated to be required with this development pursuant to Policy R2 of the Adopted Local Plan. This will be secured via the Section 106 Agreement.

As a context the above provides what is considered to be a sound basis on which to develop a legal agreement as a way forward. The legal agreement will achieve key objectives of

sustainability by ensuring that two of the dwellings not only remain in the ownership of the estate but, are for rent to persons employed locally preferably estate workers, and that the remaining two are on first occupation restricted to persons currently or, formerly employed locally.

10. Conclusion

It is considered that this revised proposal in combination with the Section 106 agreement, the local occupancy housing element in the scheme and the reduction of the existing domestic curtilage to Elm Grove by returning part of it to agriculture, effectively outweighs the restrictions on numbers of policy H19, with which it otherwise complies. A reduction in the scale of the properties and a design solution (in terms of layout and appearance and use of materials) which reflects the character of nearby estate cottages, the improved level of on site parking and the landscaping retaining and improving upon the existing characteristic hedgerow boundaries means the proposal will result in an acceptable form of development that is considered to comply with policies C2, CN8, C5, G8, and H19, by resulting in replacement dwellings that:

(i) Will not adversely impact on the character of the settlement designated as a housing restraint area

(ii) There will be no loss of important open spaces which contribute to the special character of the area

(iii) Loss of features such as trees, hedges and walls, which contribute to the character of the area will be kept to a minimum

(iv) The development will be in keeping with character of the neighbouring properties.

RECOMMENDATION

That following completion of a legal agreement to secure the following provisions:

(i) That two of the dwellings tied to the estate as Local Occupancy housing

(ii) That two of the dwellings are restricted by reason of an occupancy condition at first occupation

(iii) That the area of land to the immediate east of Elm Grove, shown in crosshatch on plan Drawing No: 1114/20K, is returned to agricultural use

(iv) That the appropriate commuted sum in relation to recreation provision under policy R2 is paid

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

This revised proposal in combination with the Section 106 agreement, the local occupancy housing element in the scheme and the reduction of the existing domestic curtilage to Elm Grove by returning part of it to agriculture, effectively outweighs the restrictions on numbers of policy H19, with which it otherwise complies. A reduction in the scale of the properties and a design solution (in terms of layout and appearance and use of materials) which reflects the character of nearby estate cottages, the improved level of on site parking and the landscaping retaining and improving upon the existing characteristic hedgerow boundaries, will result in an acceptable form of development that is considered to comply with policies C2, CN8, C5, G8, and H19, by resulting in replacement dwellings that, (i) will not adversely impact on the

character of the settlement designated as a housing restraint area, (ii) there will be no loss of important open spaces which contribute to the special character of the area,(iii) loss of features such as trees, hedges and walls, which contribute to the character of the area will be kept to a minimum (iv) the development will be in keeping with character of the neighbouring properties.

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 on site until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

POLICY- [CN 8 and G1 Salisbury District Local Plan]

(3) No development shall commence on site until details and samples 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. Development shall be carried out in accordance with the approved details.

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

POLICY- [G1, CN8 Salisbury District Local Plan]

(4) No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the external walls and window joinery 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 first brought into use.

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

POLICY-[G1, CN8, Salisbury District Local Plan]

(5) No works shall commence on site until details of all new rainwater goods (which shall be finished in black) and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the Conservation Area.

POLICY- G1, CN8 [Salisbury District Local Plan]

(6) No works shall commence on site until details of all new external windows and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, 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- [G1, CN8 Salisbury District Local Plan]

(7) No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards 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 brought into use

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

POLICY-[G1, CN8 Salisbury District Local Plan]

(8) 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) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- (d) finished levels and contours;
- (e) means of enclosure;
- (f) car park layouts;
- (g) other vehicle and pedestrian access and circulation areas;
- (h) hard surfacing materials;

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

POLICY- [G1,CN8,C4 Salisbury District Local Plan]

(9) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size

and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

POLICY- [G1,CN8,C4 Salisbury District Local Plan]

(10) The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY- [G1 Salisbury District Local Plan]

(11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations and in the interest of the visual amenity of the conservation area..

POLICY- [G1 Salisbury District Local Plan]

(12) 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 roofs of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY- [G1,CN8 Salisbury District Local Plan]

(13) 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 windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the elevation(s) of the development hereby permitted.

REASON: In the interests of residential and general amenity.

POLICY-[G1,CN8 Salisbury District Local Plan]

(14) No development shall commence on site until all the existing buildings on site have been permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site.

REASON: In the interests of the character and appearance of the area [and neighbouring amenities].

POLICY-CN8,CN9 Salisbury District local Plan

(15) The development hereby permitted shall not be occupied until the approved sewage disposal drainage works have been completed in accordance with the submitted and approved details.

REASON: To ensure that the development is provided with a satisfactory means of drainage.

POLICY- [G6, G8 Salisbury District Local Plan]

(16) 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 first 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- [G6, G8 Salisbury District Local Plan]

(17) The development hereby approved shall be carried out in strict accordance with the documents and plans submitted with the application set out in the list below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application.

Covering letter dated 31st August 2010

Location Plan: Drawing No 1114/26A and 1114/17B

Roof Plan: Drawing No: 1114/23C

West and East Facing Elevations Drawing No: 1114/21B and 1114/22D

Ground and First Floor Plans House 1,2,3,4 Drawing No: 1114/14/F

South Facing Elevation Drawing No: 1114/12H

North Facing Elevation Drawing No: 1114/16F

Site Sections Drawing No: 1114/27C

Site Plan Drawing No: 1114/20K

Reason: For the avoidance of any doubt as to the approved plans and details.

INFORMATIVE

If a new septic tank/ Treatment plant is the only feasible option for the disposal of foul water, or of there is an increase in effluent volume in to the existing system, an Environmental Permit may be required. This must be obtained from us before any discharge occurs and before any

development commences. The process can take up to four months to complete and no guarantee can be given regarding the eventual outcome of an application. The applicant is advised to contact us on 08708506506 for further details on Environmental Permits or visit <http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>.

NOTE TO APPLICANT

If you want to discharge treated sewage effluent, to a river, stream, estuary or the sea and the volume is 5 cubic meters per day or less, you might be eligible for an exemption rather than a permit. Similarly, if you want to discharge sewage to ground water via a drainage field or infiltration system, and the volume is 2 cubic metres per day or less, you may be eligible for an exemption rather than a permit. Please note this Environmental Permit may be subject to an Appropriate Assessment under the Habitat Directive, which would involve consultation with, and agreement from, Natural England. This is likely to apply if it is proposed to discharge in to a water course that is within or up to 3 km upstream of a SAC, SPA, Ramsar or SSSI. This may also apply if it is proposed to discharge into the ground (1) within 250m of a SAC, Ramsar or SSSI.

INFORMATIVE

Regarding water supply there is a water main in the vicinity of the proposal. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory supply of water for the proposal. This can be agreed at the detail design stage. It is recommended that the developer should agree with Wessex Water prior to the commencement of any works on site.

The developer should also be aware of the importance of checking with Wessex Water to ascertain whether there may be any uncharted sewers or water mains within or very near to the site. If any such apparatus exists applicants should plot the exact position on the design site layout to assess the implications. Please note that the grant of planning permission does not where apparatus will be affected change Wessex Water's ability to seek agreement as to the carrying out of diversionary and or conditioned protection works at the applicant's expense or in default of such agreement the right to prevent the carrying out of any such development proposals as may affect its apparatus.

Wessex Water, Claverton Down Bath BA2 7WW Telephone 01225 526000

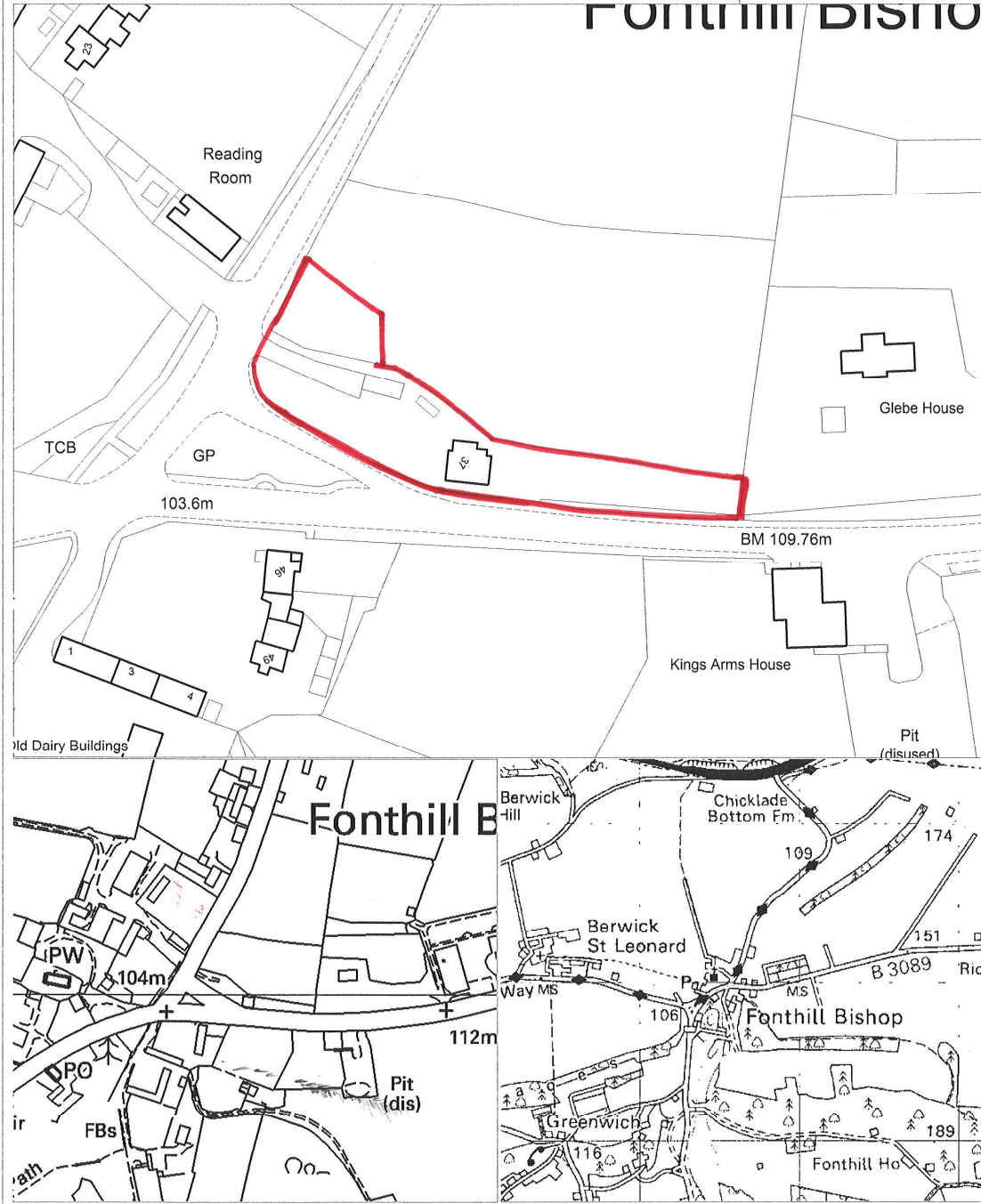
Appendices:	None
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Background documents used in the preparation of this report:	None
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PROPOSED DEMOLITION OF A DETACHED DWELLING AND ERECTION OF TWO PAIRS OF SEMI DETACHED DWELLINGS TOGETHER

S/2008/1806

Site Visit N/A





 Where everybody matters

ELM GROVE FONTHILL BISHOP

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