

Deadline	20th May 2010		
Application Number:	S/2010/0452		
Site Address:	PLOT OPPOSITE 7 SCHOOL HILL SCHOOL HILL/FOLLY LANE ALDERBURY SALISBURY SP5 3DR		
Proposal:	DEMOLITION OF EXISTING NURSERY BUILDING		
Applicant/ Agent:	PEGASUS PLANNING GROUP		
Parish:	ALDERBURY - ALDER/WHITEPARISH		
Grid Reference:	418367	126957.8	
Type of Application:			
Conservation Area:	ALDERBURY	LB Grade:	
Case Officer:	MRS J WALLACE	Contact Number:	01722 434687

Reason for application being considered by committee

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

- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Environmental impact

1. Purpose of Report

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

Neighbourhood Responses

0 letters were received regarding the proposal

Parish Council Response

Object to the application for the reasons set out on page 2 of the report

2. Main Issues

The main issues to consider are :

- 9.1 Policy considerations
- 9.2 Impact on Conservation Area
- 9.3 Protected species

3. Site Description

The site is currently vacant. It was formerly occupied by the Alderbury School Nursery and contains a

flat roof, Portacabin style building and to the north is an area which was excavated as a swimming pool to serve the nursery. The nursery relocated adjacent to the Alderbury Primary School off Firs Road in 2008. The applicant states that prior to its use as a nursery school, the site was used as a garden and provided an overflow classroom for the former Alderbury Primary School, which is now located off Firs Road

The site which is within the Conservation Area and adjacent to a Listed Building is well screened by vegetation on its west and southern boundaries and is currently accessed from School Hill.

4. Planning History

None

5. The Proposal

The proposal is to demolish the former nursery building

6. Planning Policy

The following policies are considered relevant to this proposal:

G1 and G2	General criteria for development
CN5	Adjacent to a Listed Building
C2, C6	Special Landscape Area
C12	Protected species
CN9	Conservation Area
PPS5	Planning for the Historic Environment
PPS9	Biodiversity and Geological Conservation

7. Consultations

Alderbury Parish Council

Object

- Scale of the building too high
- Near a listed building Yew Tree Cottage
- New house would be out of character for the area.
- Significant impact on the surrounding conservation area.
- Inconsistent with the development plan for the Conservation Area
- Does not comply with policies CN3 and CN8.
- Access is a danger, onto a blind bend

Conservation

No objection to removal of former nursery building, which will enhance the Conservation Area

8. Publicity

The application was advertised by site notice/press notice /neighbour notification with an expiry date of 6 May and then the amended plans were re-advertised with an expiry date of 20 October 2010

No letters/ e-mails were received.

9. Planning Considerations

9.1 Policy considerations

The site lies outside the Alderbury Housing Policy Boundary, though within the Alderbury Conservation Area. Technically the site is in the open countryside, though it forms part of a small group of development on the junction of School Hill and Folly Lane in the vicinity of the church.

Policy C2 states that development in the countryside will be strictly limited and will not be permitted unless it would benefit the local economy or maintain and enhance the environment.

9.2 Impact on Conservation Area

The site occupies a prominent position and is situated within a sensitive location in the Alderbury Conservation Area. Of particular importance to the assessment of this application is the significance of the impact of the proposed demolition of the former nursery school building on the character and appearance of the Conservation Area. As such, the proposal must be considered against the relevant national and local conservation and design policies.

Policy CN9 stipulates that demolition of buildings/structures will only be permitted where they are beyond repair, make no positive contribution to the conservation area and/or a suitable replacement development has been approved, while Policy CN11 seeks to ensure that views from and into the Conservation Areas are safeguarded. It is against this policy framework that the application must be assessed.

(a) Principle of Demolition of Existing Building

Applications for demolition in a Conservation Area must meet the strict criteria set out in the listed building act and local policy, as well as follow the national guidance. The criteria of policy CN9 of the Salisbury District Local Plan (Adopted 2003) require the existing structure to be:

- (i) wholly beyond repair; or
- (ii) of a character inappropriate to the Conservation Area; or that
- (iii) there are overriding highway, or other safety reasons; or
- (iv) where planning permission has been granted for the development of the site.

(i) wholly beyond repair

The current building is a modern style temporary prefabricated building with a limited life which is in a poor condition

(ii) of a character inappropriate to the Conservation Area

The Conservation Officer considers that the existing modern temporary prefabricated building has a deleterious impact upon the Conservation Area. Given the condition of the existing building and the lack of value of its contribution to the character and appearance of the Conservation Area, it is considered that the building is inappropriate in the Conservation Area.

(iii) there are overriding highway, or other safety reasons;

A vehicular access off Folly Lane is to be created to improve the vehicular access to the building

(iv) where planning permission has been granted for the development of the site.

There is no history of planning permissions for this site.

The application site lies in a rural location near to the settlement of Alderbury but forms an isolated part of the Alderbury Conservation Area. The key elements of the Conservation Area are the quality and variety of the traditional buildings, their use of consistent palette of local building materials and the open spaces with the views into and out of the Conservation Area. The character of this southern part of Alderbury within the Conservation Area is derived from the very informal pattern of development, and the relationships between the spaces around the dwellings, the green vegetative street boundaries and the substantial vegetation around the dwellings which gives a green appearance to the area. The dwellings adjacent to the site are detached traditional dwellings and the listed Yew Tree Cottage adjacent is a typical of the older red brick dwellings of Alderbury. Currently, the site is very well treed and the existing nursery school building, whilst on a prominent part of the site, is well screened from the open countryside. However, the removal of the existing building would enhance the visual impact of the site, which is on a prominent corner within the Conservation Area.

It is proposed to replace the building with a new dwelling, to be sited alongside Yew Tree Cottage with a new access from Folly Lane. The scheme shows the proposed house, sited in a traditional manner facing the highway and whilst the introduction of a dwelling will further domesticate the character of the site, the dwelling has been sited so as to complete a grouping of dwellings on the corner of Folly Lane and School Hill and this will enhance the visual appearance of the Conservation Area. The layout of the site has been designed to retain most of the existing trees and hedges so as to enhance the impact of the development on the street scene in this locality and in view of the proposed location of the dwelling within the site, there will be little apparent loss of spaciousness. Therefore, if the proposal to demolish and remove the building were acceptable in terms of its enhancement of the Conservation Area, its relationship to the adjacent dwellings as well as the character of the area then the proposal would be acceptable.

9.3 Protected Species

A qualified person has demonstrated that within the building there is no evidence of bats or any potential roosting places. The report recommends precautions to protect active bird nests likely to be present in the area and because of the potential of the site to support reptiles, recommends that a survey be carried out during the spring/summer. Conditioned to comply with the recommendations of this report, it is considered that the proposal would be in accordance with Local Plan policy C12, PPS9 and the Habitats Regulations.

10. Conclusion

The proposal to demolish the building will enhance the Conservation Area and conditioned in accordance with the protected species assessment would be acceptable in accordance with local and national policies.

Recommendation

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

The proposal will allow the enhancement of the Conservation Area in accordance with policy CN9

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. This decision relates to documents/plans listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application.

1090-LOC-02 received on 18 March 2010

L.0118-28-1 received on 26 March 2010

Elevations received on 18 March 2010

Protected Species Assessment prepared by Chalkhill environmental consultants received on 18 March 2010

REASON For the avoidance of doubt

3 Prior to the commencement of development (which includes the demolition of the existing building) hereby approved, the recommendations in part 6 of the Protected Species Assessment prepared by Chalkhill environmental consultants received on 18 March 2010 shall be implemented.

Reason In the interests of protected species

Policy: CN12 (Protected species) and the Wildlife and Countryside Act 1981 (as amended)

Appendices:

None

Background documents used in the preparation of this report:

1090-LOC-02 received on 18 March 2010

L.0118-28-1 received on 26 March 2010

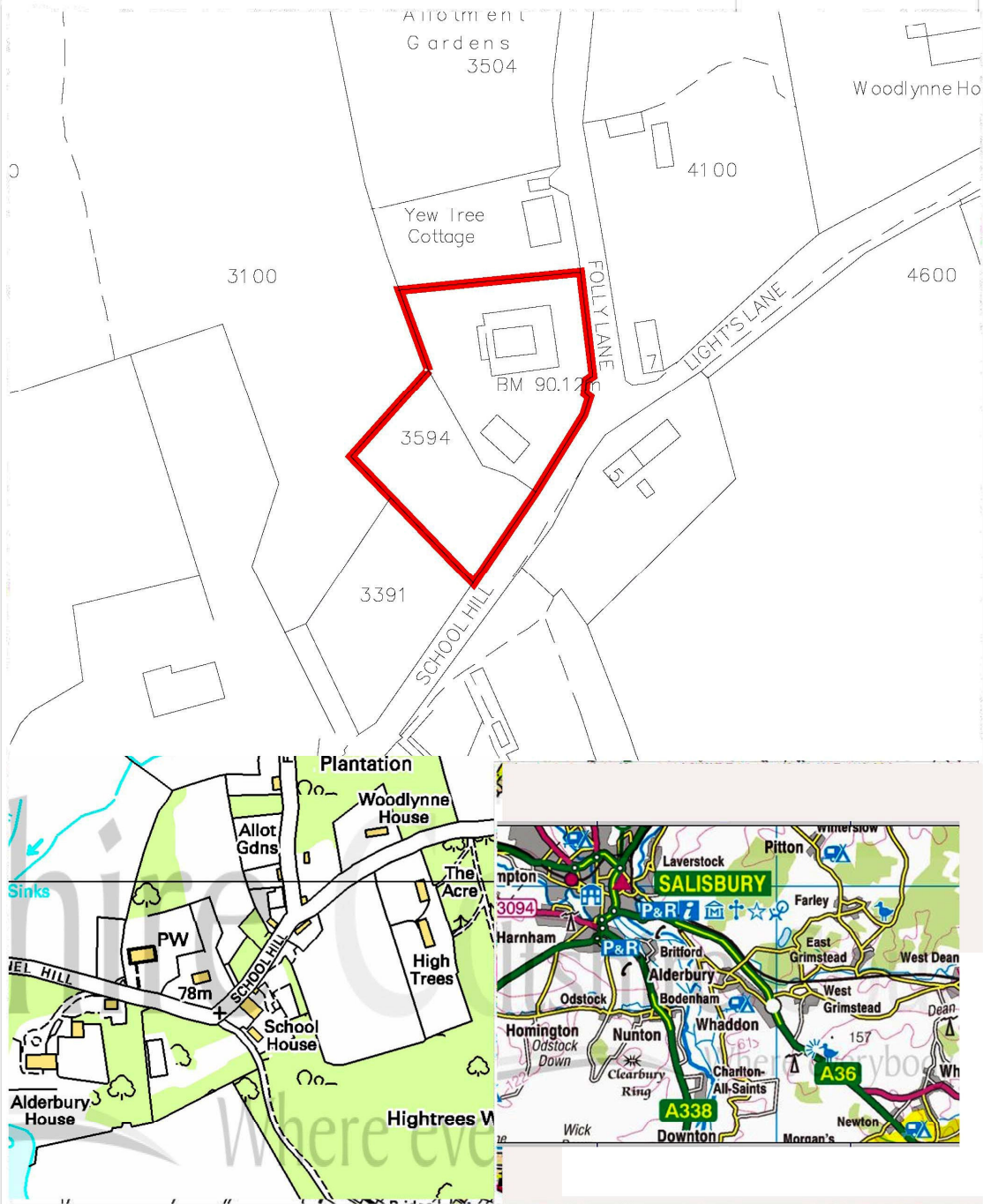
Elevations received on 18 March 2010

Protected Species Assessment prepared by Chalkhill environmental consultants received on 18 March 2010

Supporting letter from agent dated 18 March 2010

Plot Opposite 7 School Hill, Alderbury. SP5 3DR

S/2010/0451 & 2



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