

Application No: 19/11453/FUL

Statements of objection:

To whom it may concern,

I object to any building being built on the Green Space adjacent to the Bowman Centre.

This area is used by families and Children to play and exercise. Putting another building on this space will result in the loss of a Green space within a large built up area.

Sent by
Mr I P Tiley
Archers Gate Resident.

Hello,
lack of parking, losing a green space, taking business away from the nearby nursery and the fact that their proposal stated they mainly serve Tidworth and Bulford so perhaps one of the new areas being built up for the army rebasing would be more suitable

Absolute nonsense that this should go ahead, I object against this massively

Phil Gorman
Amesbury

Dear sir,

I write with my objections to the above planning application, based on my knowledge as a resident of this estate for 13 years:

1. There is not enough parking provision in the application for this facility and the current parking at the Bowman Centre and Co-op is already at capacity
2. The amount of traffic entering the estate via Archers Way is already at a high level and at times dangerous with parked cars and speed used by drivers; this proposal would add to this and could be danger to life especially as more and more people are walking around
3. This proposed building would add to the density of the area where as now it is at capacity with the grassed area providing a communal space and a break in all the buildings; there are very few grassed areas on this part of the estate as it is

Yours faithfully,

Sarah McNicol

I object.

The land is at the gateway to not just the homes in Archer's Gate and King's Gate, but also to The Orchard pub, the shops at Bence Court, The Wind in the Willows Nursery and The Bowman Centre. It is a welcoming, open green space where children play and from which the hub of our community can be viewed.

The church would cause:

1. Increase in traffic

- a. The site is at a busy junction on Archer's Way that serves the shops, the pub, the community centre and the nursery, as well as the flats above the shops, and the main entrance into the Archer's Gate and King's Gate developments.
- b. Archer's Way is narrow and drivers frequently have to stop to allow oncoming traffic to pass. It is also the only route through to two Primary Schools.
- c. Attendance at a church would cause a mass influx and exit of traffic all at the same time.

2. Parking problems

- a. The proposed 13 car parking spaces will be insufficient for a congregation of 150 plus staff.
- b. There are only about 80 parking spaces serving the shopping centre, The Bowman Centre and The Orchard and the flats above the shops and, while turnover of cars at the shops can be pretty fast, people will have trouble parking if the parking spaces are being monopolised by churchgoers and those picking up and dropping of kids.
- c. Presumably a church would also hold weddings, funerals and baptisms – all contributing to parking problems.
- d. Anyone who thinks that "the scheme will also encourage more sustainable modes of transport such as cycling and walking" is deluded.

3. Noise

- a. The noise assessment carried out was with only the choir, and not the whole congregation. Consequently, the outcome of the assessment should not be viewed as minimal, but as intrusive.
- b. The houses opposite the site will suffer from the noise pollution.

4. General comments

- a. We do not need another 'focal point' for the community, nor do we need another nursery, nor another community centre. If the site has to be built on we need something that will benefit the whole community of Archer's Gate and King's Gate.
- b. The most recent design of the church has increased not only its footprint but also its height and is not sympathetic to the surrounding buildings.
- c. A church is not an appropriate use of land in such a location.

I have read the first 40 of the comments on the application and cannot find a single one in favour of it. I hope that the Planning Officer will understand the strength of the opposition in the community to these plans and rule against them for once and for all.

Thank you.

Samantha Covington (Miss)
King's Gate,
Amesbury,

Good afternoon

We are writing in order to express our extreme concern following the submission of the above Planning Application.

Aside from the fact that the revised plans for the Church building appear to be significantly larger and more overpowering than that originally proposed, we have the deepest concern with regard to the issue of parking. We understand that the anticipated number of people attending for normal church services, which could be at any time of the day or evening, is around 150 plus staff, and those people attending would be travelling from places like Bulford, Larkhill and elsewhere, so assuming an average of 2 to 3 people in each vehicle, there could potentially be at least 60 + vehicles turning up and having to find parking spaces in this already congested area.

At certain times of the day especially, it would undoubtedly cause chaos as these vehicles would be in addition to existing vehicles belonging to residents who are parking there in order to shop and use the facilities in this vicinity. Furthermore, it would be completely wrong to include existing car parking spaces when determining feasibility of this planning application as we understand that some of the existing spaces are designated, and leased in some cases, to the Co-op, the Orchard pub, takeaways, etc. and they are already heavily utilised as it is.

We are also concerned about the potential safety issues which would ensue from random parking in nearby roads, and on pavements which would inevitably occur; there are many children living at Archers Gate, and the dangers of illegal parking on pavements and elsewhere could prove to be disastrous. Has this been taken into consideration? Has consideration also been given as to how this situation would be made even worse when there are events such as weddings and funerals, etc.? Furthermore, they could take place when a function is being held at the Bowman Centre, for example, which would prove even more chaotic insofar as parking is concerned.

Further considerations to take into account are the noise factor when, for example, special events are being carried out in the Church, as well as the potential loss of privacy and light insofar as adjoining properties are concerned.

Whilst we appreciate that this would not usually be a planning consideration, we would nonetheless like to point out that we do not think that it is right and proper that this amenity area of land is used for anything else other than to serve the residents of Archers Gate; after all, there would be all pain and no gain insofar as residents are concerned, and we do not feel it appropriate that it is used for the purposes of the construction of a minority Church which will serve people living in other communities outside of Archers Gate. In the event that the Committee decides to approve this application, we have no doubt that this will not go down at all well with most residents at Archers Gate.

Thank you for taking the time to read our statement.

Kind regards

Valerie and Michael Holloway
Archers Gate

My Name is Caroline Pollard.

I have lived in Amesbury for over 30 years and on the Archers Gate development for 12 years. This statement is to outline my strong objection to this planning application; indeed this objection is very much a reflection of the feelings of the majority of our community (as seen on the Archers Gate / Kings Gate Facebook page).

We are against this application on the following grounds:

- **Size & Scale** – This building is too large – considerably bigger than the plans previously approved. It will overpower the area, making it too congested & claustrophobic. There will be a loss of light and overlooking issues, due to the disproportionate scale & overall height, and its close proximity to neighbouring homes.
- **Parking** – Parking in this area is limited and the strain continues, as the estate becomes bigger and the new school intake increases. The parking outlined in this application is woefully short of what the building will require and will have a negative effect on other businesses in this area, by unfairly monopolising other parking spaces. In the 12 years since I have lived on the estate, parking issues have become more apparent and the estate is still growing. Pressure on parking will also have a detrimental effect on parents access to the **School Walking Bus**, which up until now, has been one of the few positives in reducing congestion on the estate.
- **Traffic Congestion** – Access to the estate is poor & limited; roads are narrow and cluttered. The junction next to this area is a bottleneck and inconsiderate parking makes access an obstacle course for drivers. Highway & pedestrian safety is already a major concern and is regularly reported to Town Council meetings & the Police.
- **Noise** – This facility will generate noise disturbance. Services are loud & lively by nature. While I have nothing against the religion itself, to inflict this noise on such a regular basis, on the residents living close by, is unacceptable. Any restrictions imposed in respect of noise, will be almost impossible to enforce and noise will become a further blight in the immediate area.
- **Antisocial Behaviour** – This building will overdevelop this area, which will cause an increase in antisocial behaviour, as well as the police's ability to address it. A more open space approach is necessary in this area, to enable the Police to continue their work in protecting local residents.

In summary; this application contains a building that is too big, lacks sufficient parking, will exacerbate highway & pedestrian safety issues, contribute to noise levels that are unacceptable in a residential area and make the area more difficult to police, particularly in respect of antisocial behaviour.

Thank you

Caroline Pollard, Archers Gate,

Thank you for the opportunity to provide a statement to address the planning committee. I write on behalf of Marston's PLC to re-iterate their **object** to the planning application. Marston's PLC are the owners of The Orchard public house which is located directly opposite the site and within the local centre at the heart of the community.

Marston's objection is on the basis of principle of development, parking provision and design.

1. Principle of development

The original planning permission for the local centre included floor space for community uses. A nursery is not a community facility, it is a private enterprise and therefore not supported in this location.

The applicant has not provided any statement or evidence to set out that there is an additional need for the proposed nursery places within the local area. No capacity assessment has been carried out that demonstrates that there is a shortage of places or indeed that a surplus in demand. The 2016 permission has expired. The fact that the development has not been delivered demonstrates the lack of interest from providers in delivering additional nursery facilities. The unit could be built and found to be unviable and the owner needing to consider alternative uses which would not be community uses. Page 2 of 3 Cerda Planning Limited registered in England No 06519953

2. Parking provision

The car parking survey took place over 9 days which included a bank holiday. It is not clear if the week in question also fell on the school half-term holidays. This does not evidence average car parking on weekdays which skews the results.

The potential for car parking associated with the nursery should be tested over a greater period than the AM and PM peak to consider the higher levels of car parking from the surrounding uses. Furthermore, the technical note does not consider the forecast growth associated with the existing centre from the continuing development of the wider site. Once the dwellings across the wider site are completed, the car parking levels will be higher and therefore the additional development proposed would have a greater impact than that which is being tested.

3. Design and appearance

Whilst the palette of materials is more in-keeping with the surrounding buildings than that previously submitted, there is still significant concern regarding the bulk, mass and scale of the building as well as the visual appearance of the site as a whole.

Despite the new massing of the elements of the building, it would still appear as a highly prominent feature comparative to the surrounding residential units. The surrounding residential units have clearly been designed with a greater scale compared to elsewhere which is synonymous with buildings fronting onto public spaces to create a sense of place. The relationship of the dwellings to the prominent building would create a contrived incongruous appearance contrary to the well-planned appearance of the wider site.

The development proposes to remove a substantial level of soft landscaping/open space which presently is a positive characteristic of the area. The proposed development seeks to maximise the developable area of the site with no regard for the effect on the character and appearance of the area.

Conclusion

Marston's PLC object to the planning application, along with the ward member, parish council and 64 members of the public, and urge members to refuse the planning application.

Richard West – Cerda Planning

The points detailed in this statement were mirrored and received 14 times by:

L Walters, L Bradie (same person),
M Walters (twice)
E Reynolds (twice)
R Newton
A Westley
C Timperley
A Bradie
C Hann
P Gorman (second statement submitted)
L Newton
P Gorman (twice)

I fully object to the title planning permission request and the development as a whole.

The reasons for my objections are obvious and listed below:

- The **land is used** by residents and visitors and forms the gateway to Archer's Gate and King's Gate, The Orchard pub, the shops at Bence Court, The Wind in the Willows Nursery and The Bowman Centre. It links all facilities.

- **Green space** is more important now than it's ever been, and should be left in place in accordance with the Governments Green Space Directive.
- The Church would directly cause an increase in **Traffic** (worshiping times, children drop-off collection, events) which would annoy and endanger residents and visitors and devalue our area.
- The Church would directly cause an increase in **Parking** at Bence Court and Bowman Centre Carparks, and potentially the surrounding residential areas – rendering new (the planned and pitiful 13 spaces) and existing car parks insufficient (they are already borderline insufficient in busy periods which would annoy and endanger residents and visitors and devalue our area.
- The Church would directly cause an increase in **Noise** (worshiping times, children drop-off/collection and events) which would annoy residents and devalue our area.
- The Church would have a tangible **Environmental Impact** – increased pressure on waste disposal and the environmental impact of a Tidworth based congregation using private transport (public transport is unlikely) travelling to Amesbury.
- We do not need or want another church, another nursery, nor another community centre. The fact there is already what appears to be an established congregation excludes the residents of KG and AG. The addition of another nursery, although within fair competition rules, is unfair on a establishing business of the same kind which is not at capacity.
- The design of the church has increased in footprint and height and is not sympathetic to the surrounding buildings.
- If the views of all who have objected in the past and now are ignored, the design must be drastically reduced and all mitigation put in place to prevent reducing the living standard and house value in the vicinity.
- Ideally please reject all planning permission applications and move to purchase the land for the residents and visitors of Archers and Kings Gate.

Good evening,

I am writing to formally **object** to the proposed church to be situated close to the Bowman Centre on Archers Way.

I am a resident on Archers Way and recognise, immediately, that there is a parking problem. There are already too many cars on the road and not enough space; so little room in fact that I have already had one car damaged whilst being parked outside of my house. I fear having yet another (in my opinion, hugely unnecessary) building on the very small part of nice greenery that we have on Archers Way would further compromise the space available for residents of the area.

There are already a number of churches in Amesbury and I **do not** think that number is low enough to warrant the construction of another. There is no viable reason that I can see that this

should go ahead. I do not see a requirement, nor have I heard or read anything about there being one either.

There are too many high buildings on the estate currently which already block out the sunlight and one more will not help.

To sum up, **I do not think this planning application should be approved** because :-

- There is already a lack of space for parking which this will contribute to massively.
- The small amount of nice field area will be taken away and ruin the overall look of Archers Way, the shopping area and the public house.
- There are already a number of churches in Amesbury.
- I have neither read or seen any comments, press releases or statements claiming that there is a requirement for yet another church in Amesbury.
- There are already too many buildings confined to a small area on the estate and this will only contribute to the problem.
- The noise this building will generate will be grossly unacceptable to residents.
- The Bowman Centre can surely host religious gatherings without the need to construct an entirely new building.
- To link with the parking issue, traffic is and will continue to be a big issue on the estate - this will not alleviate that problem, only contribute to it.
- I fear approving this application will cause people, including myself, to look at potentially moving out of the area and therefore this will cause a loss of council tax revenue from households.

I very-much welcome any reply or response.

Kind regards

Joe Hedley

I object to this development, primarily on the grounds of road safety and access for the remainder of the Archers Gate estate. I have read the committee report for this application, and must challenge some of the statements made in the Highways section and their impact on the flow of traffic on Archer Way. Archers Way is the primary access road for hundreds of dwellings and free flowing access is essential for both daily use and **emergency access**. Access is already limited by on street parking, with the estate designed around a single space for each property, though in keeping with modern life many households need 2 or more cars. The width of the road means a car parked on street blocks the access in one direction and cars must wait to pass. Traffic already grinds to a halt around school times.

The committee report noted my observation from my previous planning objection that there is a curvature in Archers Way, **but does not address it in any way**. The curvature of the road combined with buildings on the inside of the curve, illustrated in the following 2 photos, creates a

hazard. These show the view slightly obscured with just 3 cars parked. Pre COVID-19 there were times when more cars parked here and it became necessary to start passing the cars without being able to see what is coming. This results in mounting pavements, reversing, and frustration for drivers and pavement users.



Approaching from the west



Approaching from the east

The Highways response admits “The result of this could lead to a small number of vehicles parking on the public highway, most likely on Archers Way”, and these photos illustrate that the said small number of vehicles will have an enormous impact on access along this crucial road.

The number and frequency of cars parking here will also increase due to the following:

- Some of the existing car parking is further from the church than Archers Way, which runs directly adjacent to the site. This parking is also not immediately apparent to drivers arriving at the car park. It is not realistic to assume they will fully explore the car parks before using Archers Way.
- The report states an average of 4.2 people were using each vehicle travelling to the existing site, and extrapolates this to the new site. This number is a highly questionable estimate of real car use.
- The existing car parking is already used in part by residents on or nearby Reasons Row.
- Local buses are unlikely to offer a suitable return service for site users, and I have never seen a bike in the existing racks by the Bowman Centre or Co-op and similar behaviour should be assumed for this church.

- The Sunday Service times will directly clash with the busy Sunday lunch period for the pub, where tables must typically be booked in advance.

This development therefore is likely to result in a traffic bottleneck on the entry point to a large estate which will result in riskier driver behaviour, frustration for residents across the entire estate, and most critically reduced emergency access. **The existing road design has not been considered properly.**

C Harris
Amesbury

Statements in support:

To whom it may concern

I am Mr Foster Osei. I moved to the United Kingdom from Ghana in 2007. I joined the Army the following year and served until 2014. Upon my arrival to the United Kingdom the only family or friend I knew was a classmate in London.

During my time in the Army I served in Larkhill, Bulford and Tidworth. After the end of my service I settled in Amesbury from 2014 until now.

I write in support of the approval of the planning permission for Living Grace Ministry. I got to know Living Grace Ministry around the year 2010. Since I started attending Living Grace Ministry Church, I have felt welcome and part of the church and the community like never before. The entire church has been a pillar of virtue in my life, my wife and kids.

Living Grace Ministry has made me feel at home. Because it is a multinational (multicultural) church it is very diverse and blends everyone in. The church is one of the main reasons why my family and I decided to stay locally in Amesbury after the end of my service. I am very much indebted to Living Grace Ministry, because they have helped me to become a better person and blend very well into the community. The church has long been an integral part of my life and family, hence the reason I called the church my home.

Living Grace Ministry have helped with community and social events in which I have invited most of my neighbours and they have all showed their appreciation, in expressing how much they felt welcomed. Living Grace Ministry helps make a difference in people's everyday lives, which also benefit the community as a whole by their good teaching. The Church encourages good deeds, helping each other, connecting people together in the community and teaches people to act in a moral way.

In view of the above, I know the church will be a great asset to individuals in the community, which will in turn benefit the community as a whole.

Yours Sincerely,
Foster Osei

To whom it may concern,

This is a representation in support of the planning.
I am emailing as a resident of Kingsgate in Amesbury. I understand there is an on-going planning application to build the Living Grace Ministry on the piece of land

opposite the Co-Op on Archers Gate. Being apart of various local social media pages it has become evident to me that many seen to be opposing these plans and so I wanted to get in contact to provide my support.

The estate that now consists of Archers Gate, Abbey Green, Kings Gate etc is getting bigger and bigger and there is still a large amount of land to be built on over the coming years. We have just one nursery on the estate and just one community hall and I do not believe this will be sufficient given the growth of residents and continued building of new properties. The estate is full of families of all ages and I can only see the benefits that a new community centre/nursery will bring to everyone. The facilities it will provide will only give residents an increased variation of services and opportunities which I only see as a positive thing.

I also think its important to mention the diversity that Living Grace Ministry will bring to the area which I personally feel is extremely important and something to celebrate and support.

I sincerely hope the negativity surrounding the plans does not hinder the on-going planning permission and I will be keeping an eye out for some positive news on it!

Thank you for your time.

Kind regards

Katie Dickinson
Amesbury

Statement to be read to the Committee on behalf of the applicant

Councillors

We live in strange times but it is hoped that this application will be seen as offering a positive contribution to Kings Gate doing its part to strengthen the community by helping people to socialise, support and develop themselves, and in embracing diversity through its multi-ethnic and multi-race congregation.

The Planning Officer's report identifies a number of issues some of which have also been raised by local residents. Whilst the report thoroughly addresses these it is felt some additional remarks from the applicant would be helpful on those that attracted most comment.

Principle

The applicant has always felt that as a local centre this was an entirely appropriate location for a church which is traditionally an integral part of a community and which is why the applicant purchased the site. The addition

of a church would complement the other existing uses in the centre ensuring that every aspect of life's day to day needs can be met.

Character and Design

As set out in the Planning Officer's report the design has been a challenge in trying to find the right fit. The proposal now in front of you seeks to both ensure that the building is in scale to its surroundings and yet has the right visual presence to communicate both its function and potential importance. You can see from the drawings that its height accords with the scale of the surrounding commercial and residential buildings whilst the towers are suitably restrained appropriate for this type of building in this location.

Neighbours amenities

Many objections raised the current state of the site as being a green space. As you will note from the officer's report this centre was planned with a building intended for this site and where planning permission has previously been granted for a church on this site.

The use of the church will be same as that of any other Christian church. Services are held on Friday evening and Sunday during the day with some weekday evening use for small groups. Occupants will sing during services and choir practice and the building is designed and will be fitted out to reduce noise.

Similarly the sound of young children is proposed to be controlled through conditioning hours of use that will accord with the neighbouring nursery. Not forgetting that the site is part of a local centre where it will become part of the ambient sounds.

Highway safety

Considerable mention has been made of the limited parking on site. Firstly, as has been set out, the hours of operation of the nursery and the church are different so there is no doubling up of use. The applicant's existing meeting place is in a far less sustainable location and as part of a local centre there is far more potential for shared travelling, walking and cycling . The applicant has offered to use mini-bus transport as part of a travel plan that would be conditioned in any permission.

We thank you for time in considering this matter and that you find sufficient merit in a scheme for a new church in the Kings Gate community.

Simon Rutter (Planner)
On behalf of applicant

Parish Council Statement (objection):

Statement from Amesbury Town Council in objection to Planning Application 19/06605/FUL Land adjacent The Bowman Centre, Shears Drive, Amesbury, Salisbury, Wiltshire, SP4 7XT

During the consultation phase of the planning process the Town Council submitted a number of objections to the proposal, the major points being:

Over development of the site by size of the proposed building.

- 1, Probable overshadowing of the Bowman Centre building and garden. This cannot be quantified as the plans submitted are unclear on dimensions.
- 2, The positioning of the Nursery outdoor play area will produce noise levels that could affect users of the Bowman Centre hall and gardens.
- 3, The design and height of the building, which from the brief drawings available do not harmonise with other buildings and residential houses in the area.
4. That a shortfall of some 62 car parking spaces predicted would have a significant effect on the Archers Gate and Kings Gate area where car parking is already a problem.
5. There is a potential noise problem outlined in the application. If the application were to be approved then remedial action per the Hayes McKenzie report must be incorporated into the build.

Turning to the current position where the Planning application has been called in:

In an earlier report dated 3rd September 2019 by Wiltshire Council Highways, Sustainable Transport Group, states

"Highways – Objection"

"For the reasons outlined above, the submitted parking assessment is considered inadequate and if a further/amended assessment is not forthcoming to address the issues raised, I recommend that this application is refused on Highway grounds for the following reasons;

- 1. The proposal does not make adequate provision for off-street parking facilities for the proposed development and will encourage parking on the adjacent roads, with the consequent interruption to the free flow of traffic and a detrimental effect on the safety for all road users in the local vicinity.**
- 2. Inadequate information has been submitted to satisfy the Local Planning Authority that the existing and proposed car parking areas have sufficient capacity to accommodate the material increase in traffic likely to be generated by the proposed development.**

In the latest report encompassed within the Committee report dated 25th June 2020 Highways offer:

"No Objection subject to conditions"

However, please note that within this summary, Highways gives the following information:

"The Bowman Centre car park is included in the car park capacity study, despite it being privately owned by the Town Council. Despite this, it is not possible with the information available to determine what number of spaces were vacant/ occupied in the Bowman Centre car

park during the survey period and so it is difficult to discount the stated availability on this basis.

Whilst the Town Council would be within their rights to restrict parking to users of the Bowman Centre only, I am not aware of any formal restrictions existing of this nature."

This statement is incorrect, as can be seen on signs in the area which read:

**BOWMAN CENTRE CAR PARK
FOR USE BY BOWMAN CENTRE PATRONS ONLY**

Please be considerate towards other users

No parking outside designated parking bays

Managed by Amesbury Town Council

Enquiries to the Town Clerk, tel. 01980 622999

Amesbury Town Council wishes to emphasise its objection to the application.

The information given by Highways in this latest report is flawed, quoting incorrect data, and does not agree with the report of the 3rd September 2019, particularly with regards to car parking availability.

Additionally, there is no consideration given to the ongoing housing development within Kings Gate, which is likely to have a large impact on the future use of the parking area.

Amesbury Town Council cannot see a justifiable reason for Highways to change their recorded objection and notes that the author appears to discount Wiltshire's own Maximum Car Parking Standard as excessive and unnecessary. Assumptions made regarding the need for occasional on street parking are not substantiated by hard evidence of intent and the local centre and adjacent highway will suffer as a consequence.