

**SOUTHERN AREA PLANNING COMMITTEE 28TH AUGUST 2011
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

Agenda Item 7

**Plan List Item 1 Article 4 Direction – Land at the former Wisma Poultry Farm/
Stonehenge Campsite, Berwick Road, Berwick St. James, Salisbury.
SP3 4TQ**

Additional representations:

39 further e-mails received objecting to confirmation of the Direction on grounds of economic benefits provided by the camping site, local business support, tourism benefits, limited harm, farm diversification, increased demand for campsites and other grounds similar to those set out in the main report. "

2 further e-mails received in support of the confirmation of the Direction on grounds of previous comments protection of local landscape and damage being done by development

Agenda Item 8

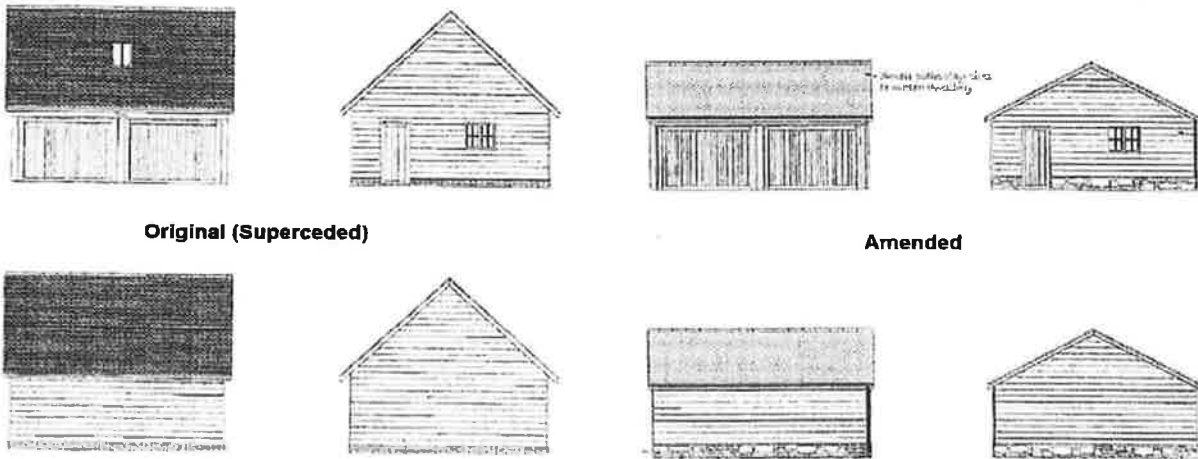
Plan List Item 1 S/2011/0551 – Site adjacent to Fitz Farm, Teffont, Salisbury. SP3 5QY Erect dwelling and garage. Amendments to planning application and approval S/2008/0871

Third party letter of objection

Noting that the rear roof lights had been fitted with clear glass, resulting in overlooking, although concerns could be overcome by fitting the southern-most roof light with obscure glazing and making it non-openable.

Amended plans received

Lowering height of roof and confirming natural stone plinth.



Parish Council comments on amended plans

E-mail from Parish Chairman:

My apologies for the fact that no one from Teffont Parish Council can be here this evening to make our various points in person but the Clerk, the Vice-Chairman and myself, are all away on holiday. Our original position on the changes to the permission already granted was well laid out in the Planning Officer's report and we are delighted that the applicant has listened to our concerns about the height of the garage.

What we are still concerned about are the materials for the garage - wood rather than stone to match the house - and the fact that the first floor windows on the side of the new house facing West, thus overlooking the farmhouse behind - are not opaque, a point we made strongly in all the various discussions we have had on the plans. I went and looked at the windows in question today and they are of made of normal clear glass thus invading the privacy of the house behind.

I trust that you will, despite our absence, take the Parish Council views into your deliberations.

Richard Long-Fox,
Chairman, Teffont Parish Council

Officer notes

Officers' recommended condition 6 would overcome the Parish's concerns with regards to fitting an opaque roof light.

**Plan List Item 2 S/2011/0322 – Land off Hindon Lane, Tisbury, Salisbury. SP3 6PU
Approval of Reserved Matters pursuant to Outline Planning
Permission S/2008/0779 – The erection of 90 dwellings and 3800
square metres of B1 business floor space**

- Letter from Allan Rushton and Audree Ruston regarding amendments to the proposal adjacent to Alexandra Cottages and Rosebank.
- Letter from Stephen Sykes re Hindon lane Traffic concerns and access to Weaveland Road
- Letter from Tisbury Parish Council commenting on suggested amendments to areas adjacent to Alexandra cottages and Rosebank

HINDON LANE DEVELOPMENT TISBURY
FURTHER COMMENTS ON PLANNING APPLICATION NUMBER S/2011/322

From Alan & Andree Rushton,
4 Alexandra Cottages, Hindon Lane, Tisbury, Wiltshire SP3 6QB

- on behalf of the owners of 1-4 Alexandra Cottages and Rosebank.

To Andrew Guest,
Area Development Manager, Development Services, Wiltshire Council, P.O.Box
2281, Salisbury, Wiltshire SP2 2HX

Copy:

* Mr A. Bidwell, Wiltshire Planning Department,
Mr D. Lohfink, C.G.Fry & Son Ltd,
Mrs Sandra Harry, the Parish Clerk, Tisbury Parish Council

7 July 2011

Dear Mr Guest,

Background

We are writing further to our letter of 21 June 2011 and the letter of 23 June of Mrs Herbert (2 Alexandra Cottages). We also refer you to our previous letters of 7 and 13 April 2011, and letters dated 21 March, 4 April, and 20 April from Mr and Mrs Carter, of Rosebank, Helen Sander-Williams, of 3 Alexandra Cottages and Mrs Herbert of 2 Alexandra Cottages.

This letter is a consequence of meetings of the Parish Council subsequent to our letters. These meetings further highlighted, amongst other things, concerns in the planning application of the location of car parking next to Alexandra Cottages. There is also a similar block of car parking along the long boundary of Rosebank behind a terrace of housing. As set out in the above correspondence this is going to cause adverse effects on health and well being of existing residents by the movement of cars with associated noise and fumes and banging car doors and flashing lights at night-time. This will be particularly so where it is next to the bedrooms of 1 and 2 Alexandra Cottages and existing adjoining gardens which currently enjoy verdant views, privacy and peace in an Area of Outstanding Natural Beauty.

Added to this is the concern set out in Mrs Herbert's letter of 23 June of these parking areas, which are not naturally visually supervised, attracting gathering points for young people.

Planning Department	
11 JUL 2011	
Acknowledged	-----
Copy to	AB-----
Action	-----

We would also like to point out that these planned blocks of car parking are contrary to the Design Brief which states in 4.2.2 that 'there will be no perimeter block development with parking courts behind'.

Proposed Resolution

C. G. Fry & Son Ltd. will be gone from this development in five years time but we of 1-4 Alexandra Cottages and Rosebank could be here for the rest of our lives. What we seek is a solution to these car parking problems in the new development that we, the Planners and C. G. Fry & Son Ltd. can mutually accept.

With this in mind we have commissioned a study of these two areas with a view to re-plan them to overcome the objections set out above. The result is shown in red on the attached plan HL1 and can be compared to a copy of your latest plan also attached. In both areas as shown on HL1 gardens of houses are located along the sensitive borders and car parking is relocated away from them in a neutral position. They give the same number of houses, house types and car parking spaces as the present plans for these areas.

The re-design behind 2 Alexandra Cottages now provides a garden with a house which Mrs Herbert requested as more appropriate than car parking. This revised plan also benefits for the same reasons Mr and Mrs Sammons of 1 Alexandra Cottages and Mrs Capewell of Cloneen (see plan HL1). In addition, as a result of the re-planning in this area it is possible to provide 4 more car parking spaces than previously. These are located in front of the two double garages at the back of 3 and 4 Alexandra Cottages (see plan HL1). Also the plan relocates the garage away from the long boundary to the garden of 4 Alexandra Cottages so it is less intrusive and less dangerous as there is a significant drop at this point.

There are significant gains from the re-design along the Rosebank boundary as there are now large gardens backing on to this sensitive boundary rather than car parking. The car parking is moved away from this sensitive area but is still conveniently located for the houses. However, any re-planning shown in this area should not jeopardize any proposals to improve the possibility of car access and parking to the rear of houses 1-8 Hindon Lane.

We are all happy that the alternative plan shown in red on drawing HL1 resolves our concerns in relation to the proposed car parking adjacent to our houses and gardens.

We are hopeful that the Planners and C. G. Fry & Son Ltd. also see the clear advantages of the re-planned areas and will accept them as a minor adjustment to the planning application.

If necessary we are willing to meet up with the Planners and C. G. Fry & Son Ltd. to discuss these proposals.

Yours sincerely,

Alan Rushton

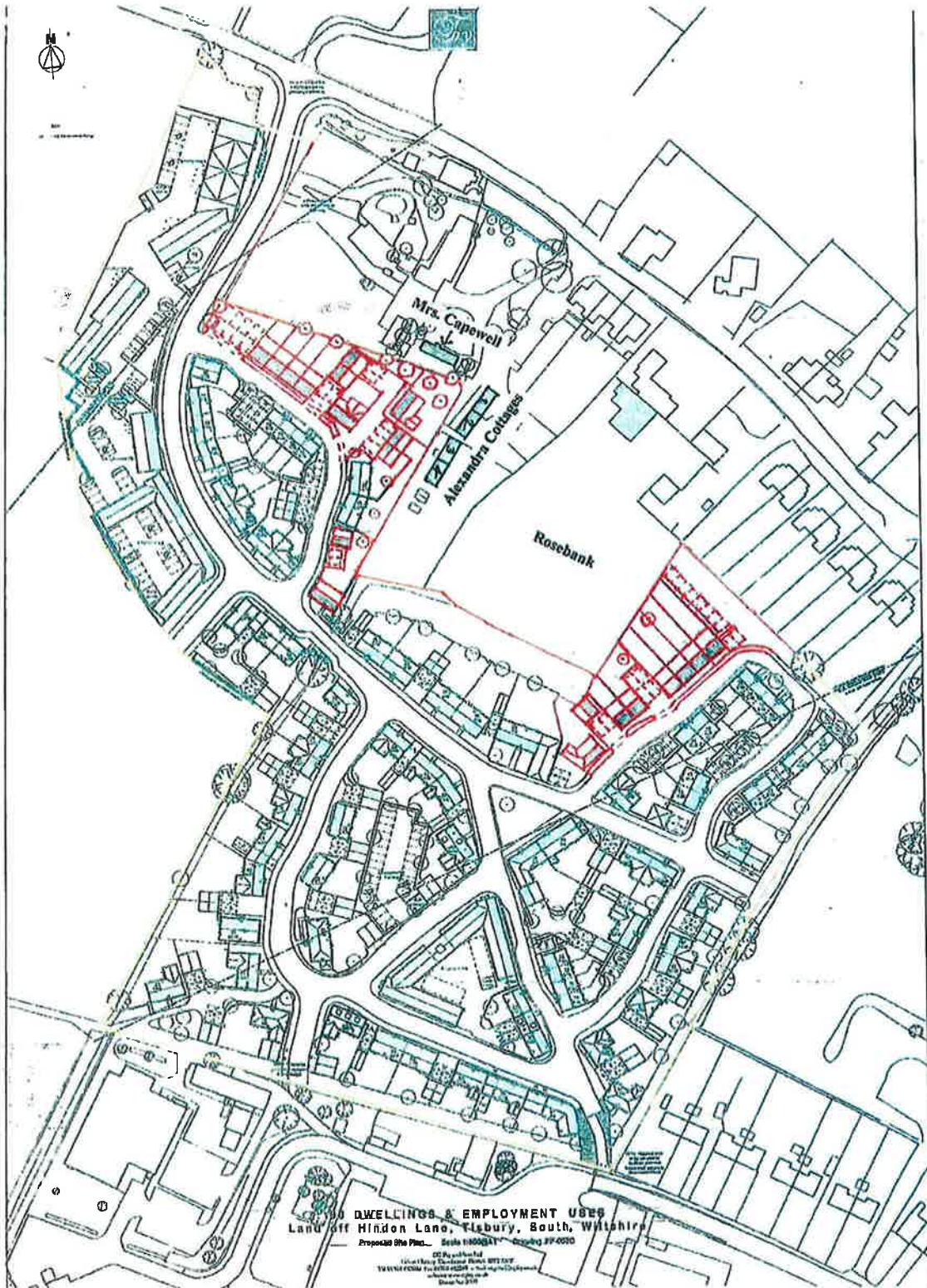
Andrée Rushton



4 Alexandra Cottages

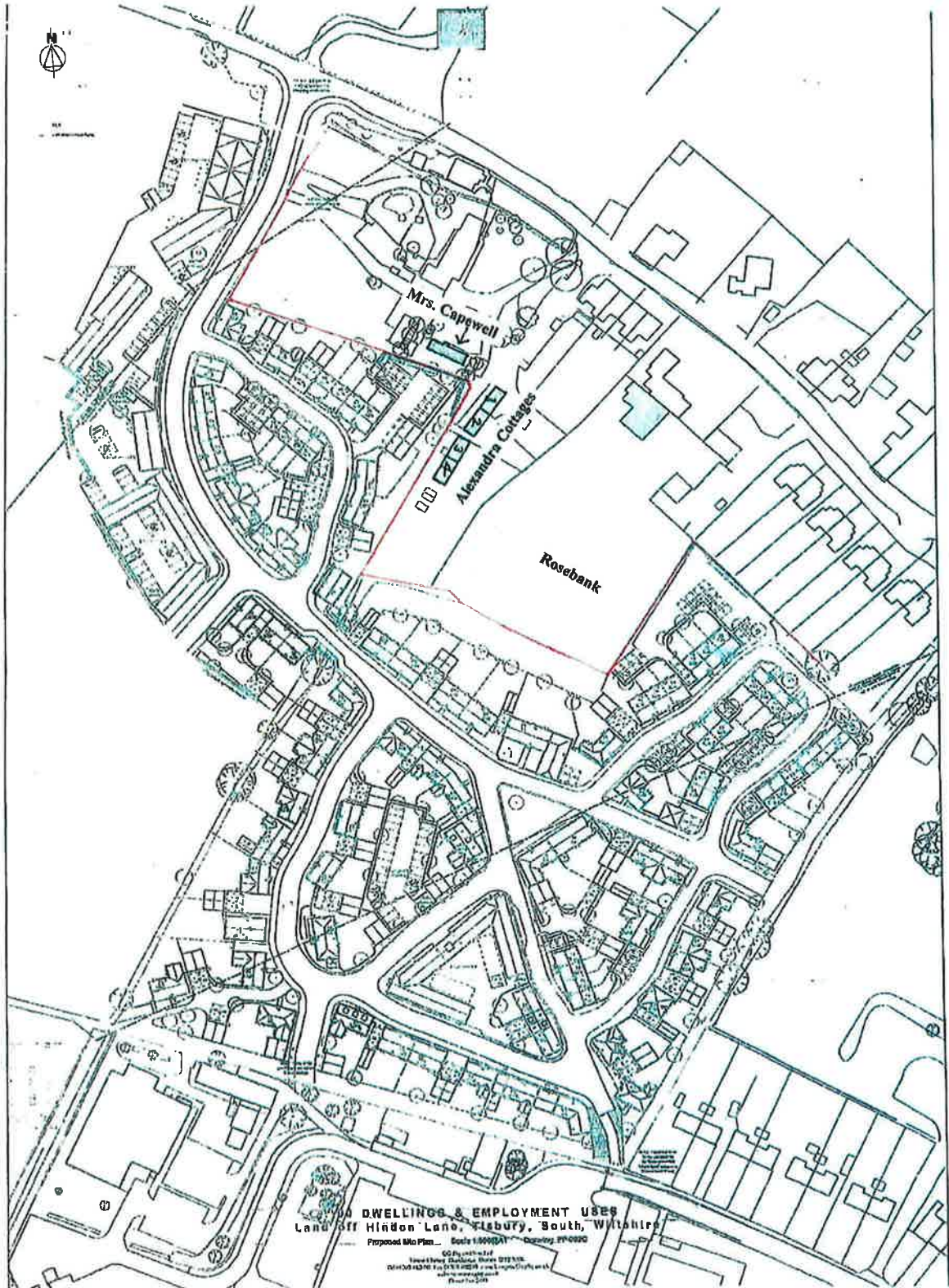
And on behalf of:

Mr and Mrs Andrew and Deborah Carter, Rosebank
Mrs Rachel & David Sammons, 1 Alexandra Cottages
Mrs Maggie Herbert, 2 Alexandra Cottages
Ms Helen Sander-Williams, 3 Alexandra Cottages



DRWG. HL1 – SITE PLAN SHOWING PROPOSED AMENDMENTS IN RED
03 July 2011

ADDITIONAL CORRESPONDENCE
 SOUTHERN AREA PLANNING COMMITTEE 18th August



FRY'S REVISED SITE PLAN
06 June 2011

TISBURY PARISH COUNCIL

THE CASTLE, BROOKWATER,
DONHEAD ST ANDREW
SHAFTESBURY, SP7 9LG
telephone: 01747 828699; email tisburypp@googlemail.com
www.tisbury-wiltshire-pc.gov.uk

15th July 2011

Fao:

Andrew Bidwell, Wiltshire Council Planning Officer, Salisbury Office
David Lohfink, CG Fry and Son Ltd

c.c. residents of 1- 4 Alexandra Cottages and Rosebank

Dear Sirs,

S 2011 0322 amendments

I am writing on behalf of Tisbury Parish Councillors who have received suggested amendments to the submitted plans S/2011/0322 for the car parking areas adjacent to 1 - 4 Alexandra Cottages /Rosebank from the residents of those properties.

Although not a usual form of representation, Parish Councillors have had an opportunity to view the revised layouts and would ask that proper consideration be given to the suggestions.

Yours sincerely,



Mrs Sandra Harry - Clerk to Tisbury Parish Council



WILTSHIRE COUNCIL	
DEVELOPMENT SERVICES	
Rec	16 AUG 2011
Acknowledged	
Copy to	AS
Action	

Glenside
Hindon Lane
Tisbury
Salisbury
Wiltshire SP3 6PZ

Andrew Guest, Area Development Manager
Development Services
Planning Department
Wiltshire Council
PO Box 2281
Salisbury SP2 2HX

15 August 2011

Dear Mr Guest

Planning Application S/2011/0322/RM: Land off Hindon Lane, Tisbury

Thank you for your letter of 5 August, concerning the meeting of the Southern Area Planning Committee.

The paper before the Committee does not fully address concerns about the implications of the new estate for traffic in Tisbury. In particular:

1. The Hindon Lane traffic count figures included in the Transport Assessment as part of the original application were taken in November 2006. Figures from May 2008 suggested that peak-time traffic had increased by 27% in the eighteen months since the original count. We should not be relying on figures which are now nearly five years out-of-date.
2. The question of full vehicular access to Weaveland Road has still not been resolved. The paper refers to concerns that such access might result in a "rat-run" through the site. But the route would have no attraction for through traffic - who would choose to drive up through the new estate, along Weaveland Road, through the Churchill Estate, into Vicarage Road, and turn into the High Street, when instead they could take the direct route along Hindon Lane?

The application should not be approved until we have a full, up-to-date and realistic assessment of the implications for traffic in Hindon Lane, Weaveland Road and elsewhere in Tisbury. Without such an assessment, it is impossible to know whether the proposed access arrangements and road layout are appropriate.

Yours sincerely



Stephen Sykes

Plan List Item 3 S/2011/1046/S73B – Former Pembroke Park School, Penruddock Close, Salisbury. SP2 9HH – Variation of Condition 15 of S/2010/0173 to include amendments to the positioning of plots 4-7, 28-43, car parking and boundary adjacent wooded area and fro the inclusion of solar cells to roofs. Variation to Condition 18 to allow the use of the Penruddock Close access to the site for the affordable housing until the open market housing is developed at the site

Amended Officer recommendation –

APPROVE as per committee report but with the following additional three conditions –

18) The internal access road shall be constructed in accordance with full details which shall be submitted for further approval and shall thereafter be constructed in accordance with the full details before full occupation of the development and in any event shall be constructed to basecourse level (binder course) before occupation of each dwelling between, and including, the dwelling frontage and the access point to where the development meets the existing access leading from Penruddock Close.

Reason: In the interests of Highway safety

Local plan policy G2

19) Before first occupation of the development, the former school access leading from Penruddock Close to the development shall be improved in accordance with a scheme which shall be submitted to and approved by the LPA.

Reason: In the interests of highway safety

Local plan policy G2

20) Notwithstanding the landscaping details shown on plans hereby approved, a scheme showing retained and proposed planting along the Western boundary adjacent houses in Jubilee close shall be agreed with the local planning authority prior to first occupation of the development hereby approved. Such a scheme as is agreed shall be implemented, and retained thereafter for a period of at least five years and should any tree or plant die during this period it shall be replaced with a suitable alternative of a size and type to match the original planting.

Reason: In order to ensure adequate future screening of those properties in Jubilee Close which presently have screening along the boundary with Pembroke Park

Local plan policy G2

Highways comments

No highway objection is raised to the variation of conditions 15 and 18, which were standard conditions imposed regularly on housing schemes where adoptable roads are proposed and where full construction details are not supplied with the detail submission.

I consider that the proposed temporary access is acceptable for a temporary period to serve around 22 dwellings. This temporary period will of course depend on the amount of time it takes to develop the whole Pembroke Park site, but I feel that the old school access is of sufficient standard, in terms of its geometry, to provide a reasonable access for a private development of this scale. For a longer term solution, either the original proposed access from Pembroke Road will provide all access to serve the properties, or the old school access should be upgraded to an adoptable standard to only serve the 22 properties and no more.

I do consider that the old school access needs to be maintained to a reasonable standard and to this end recommend the following conditions as replacement conditions on the consent:-

1. The internal access road shall be constructed in accordance with full details which shall be submitted for further approval and shall thereafter be constructed in accordance with the full details before full occupation of the development and in any event shall be constructed to basecourse level (binder course) before occupation of each dwelling between, and including, the dwelling frontage and the access point to where the development meets the existing access leading from Penruddock Close.

2. Before first occupation of the development, the former school access leading from Penruddock Close to the development shall be improved in accordance with a scheme which shall be submitted to and approved by the LPA.

Informative:- For clarity, condition 2 above will involve any necessary, agreed maintenance work to ensure that the carriageway and footway leading into the development site is of a reasonable and sufficient standard for the purpose of providing access to this residential development.

Applicants comments

With reference to the development of the 22 affordable homes owned and managed by the council which was given planning permission in November 18th 2010 and returned to committee in February 2011 to allow the building of the 22 homes because the land sale had not succeeded.

I would greatly appreciate if the decisions regarding the application to vary the conditions could be discussed and not deferred because of the impact it would have on the development.

I would like to advise the committee that the development must complete by the 14 March 2012 in order to receive the homes and communities agency grant funding of £1.43 million because the development has already been delayed a year from the issues of working with the previous developer. If we delay past the completion date promised to the Homes and Communities Agency, we will lose the funding and the impact of this is we would not be able to pay the construction costs of the project.

Four further letters of objection received from neighbours making the following additional points:

- Plans that have been submitted are different to what is being built on the ground.
- Work should stop until the plans match what is being built.

- Object to the use of the Penruddock access for 22 houses. Penruddock access was previously only to be used for emergency access and nothing has substantially changed. Homes in Penruddock close will be disadvantaged by more traffic. Any future developer will point out the usefulness of an existing access and it will in future be left to committee the job of sorting out a disregard of the arguments against that access to all 65 homes. The lack of a proper access is contrary to policy G9 of the local plan.
- Object to the change to blocks 28-43 which has become necessary because of inaccurate plans. Plots have little material effect on anybody.
- Object to movement of plots 4-7 and the effect on the householder in the former Pembroke Park Caretakers Bungalow

Concern is expressed about the way in which these plots in particular have been moved consider this has been done disgracefully including obfuscation, misleading statements,, outright refusal to co-operate and, allegedly downright lies.

Various points are made about the way in which the development has been carried out including asking the developer to change their plans at an early stage, removing part of the thick woodland, beginning and ending work outside the allowed hours, severing sewage and electricity lines when working on site etc

Concern is also expressed that the plans are not coherent and not easy to understand as shown on the website unless the details of the development are already well known.

Members of the Southern Area Planning Committee

10.8.2011

Dear Councillor

Re; Application S/2011/1046 Seeking to Amend Approved Application
S/2010/0173 Former Pembroke Park School Site

Please accept my apologies for not being present, I am away on holiday

There are Three main issues regarding the above that are totally unacceptable to myself as the local member and to local residents.

First since the original applicant to S/2010/0173 withdrew my community has been left only with the council house scheme with no road serving the site, the existing old school entrance road is conditioned as part of S/2010/0173 for construction traffic only, Wiltshire Council proceeded building at their own risk fully clear of this condition. Until a scheme is drawn-up to upgrade this road then the condition MUST Remain.

Second the layout of the site was clearly planned under the original application with the position of the old school bungalow being a major factor within the site layout, this new application seeks to change that, there are NO substantial reasons to allow this, the applicant Wiltshire Council its Architect & Contractor have altered the site layout Blatantly Disregarding the planning system.

Third repeated assurances were given to local residents that the mature trees screening Jubilee Close would remain & be supplemented by infill planting, again without any consultation or explanation SIX mature trees have been felled, who gave this permission ????

I therefore ask you to OPPOSE this application or at the very least DEFER IT until compromises that are acceptable to my community & local residents have been consulted upon & agreed.

What a shameful way for a planning authority to behave.

Cllr Ricky Rogers Bemerton Ward