

# Southern Area Planning Committee

19<sup>th</sup> December 2024

**8) PL/2024/03227 - The Homestead, Sutton Hill, Sutton Mandeville, Salisbury, SP3 5ND**  
Installation of a ground mounted solar array and associated works  
**Recommendation: Approve with Conditions**



Site Location Plan

Aerial Photography



Existing Site Plan

&

Approved site plan for  
PL/2023/00647:



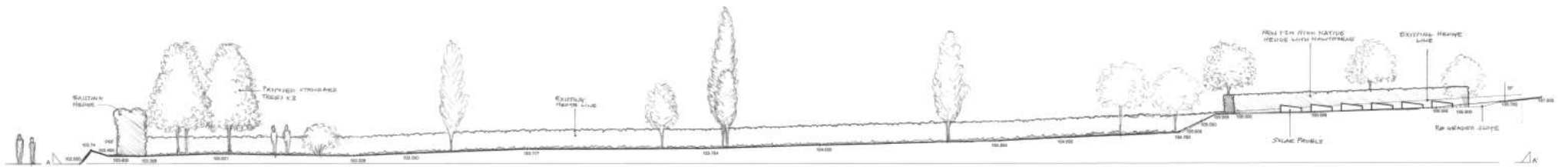
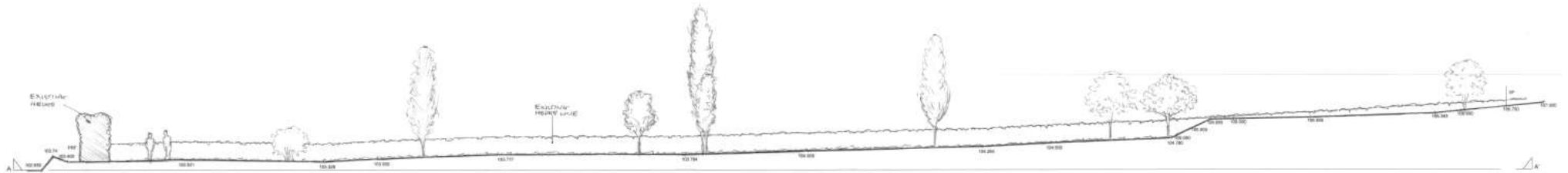
- Approved solar array
- Existing kitchen garden
- Approved swimming pool

# Proposed Site Plan

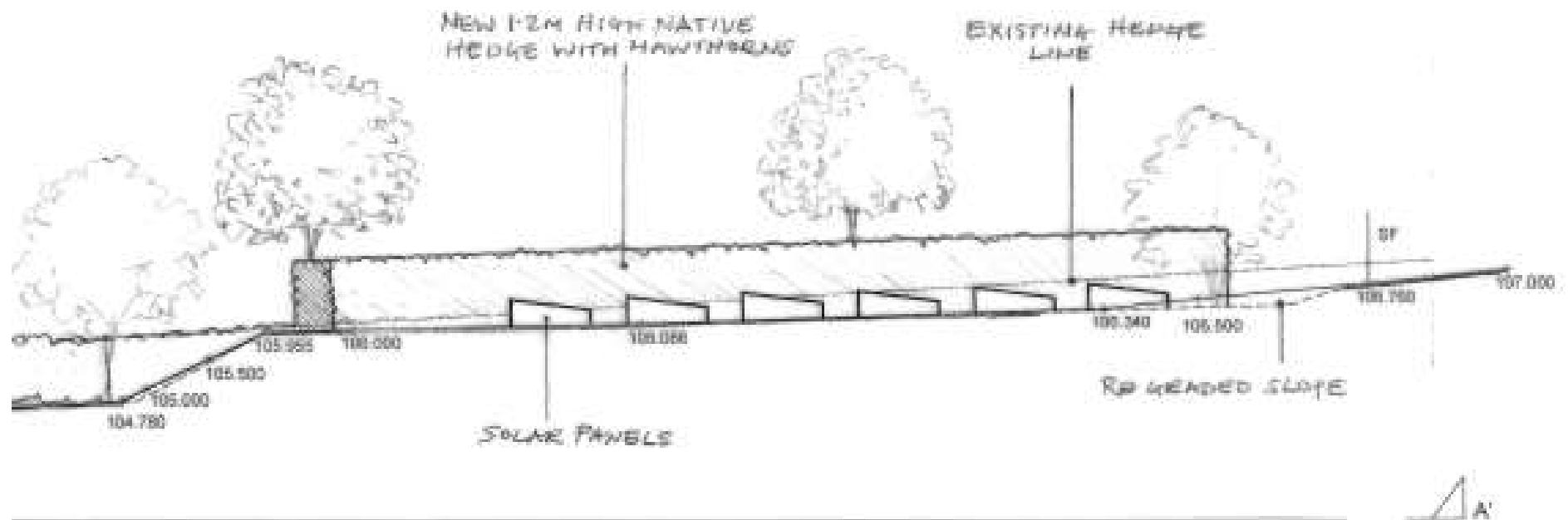




# Existing & Proposed Sections



# Section in detail





# Front and Side Elevations

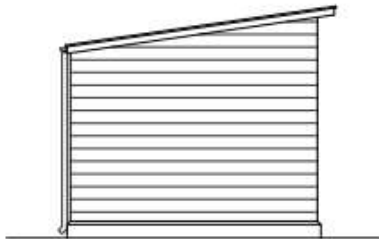




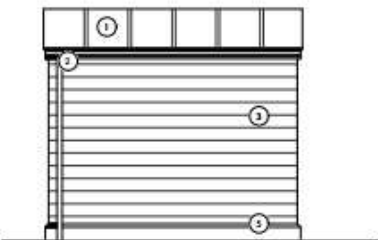
# Plant Room / Store Elevations and Plans



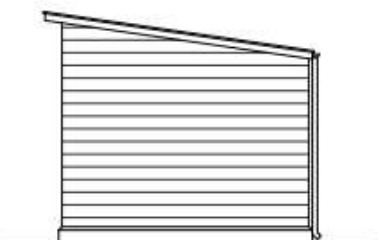
3 PROPOSED NORTH ELEVATION  
P100 scale 1:50



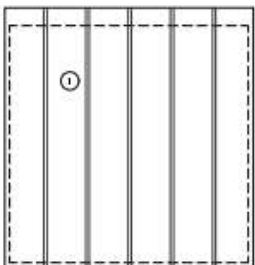
4 PROPOSED WEST ELEVATION  
P100 scale 1:50



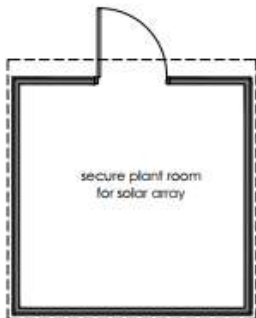
5 PROPOSED SOUTH ELEVATION  
P100 scale 1:50



6 PROPOSED EAST ELEVATION  
P100 scale 1:50



1 PROPOSED ROOF PLAN  
P100 scale 1:50



2 PROPOSED FLOOR PLAN  
P100 scale 1:50

# North Viewpoints – Oakhill House & Malt House





# East Viewpoints – Owls Mead, East Gate, Ivy Cottage The Old Rectory and from SMAN 3



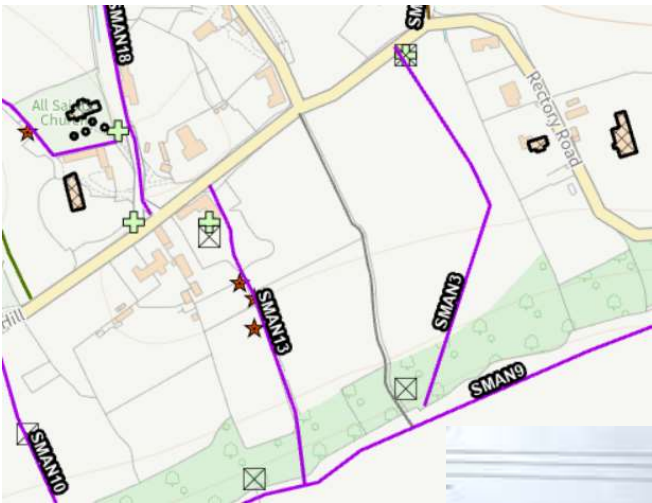


# Location of proposed panels





# South Viewpoints – Woodland and SMAN 9





# West Viewpoints – The Cottage and SMAN 13



# Viewpoints – Sutton Hill and SMAN 3





**9) PL/2024/03228 - The Homestead, Sutton Hill, Sutton Mandeville, Salisbury, SP3 5ND**  
Erection of agricultural building, soft landscaping and associated works  
**Recommendation: Approve with Conditions**



Site Location Plan



Aerial Photography





Existing Site Plan

&

Approved site plan for  
PL/2023/00647:

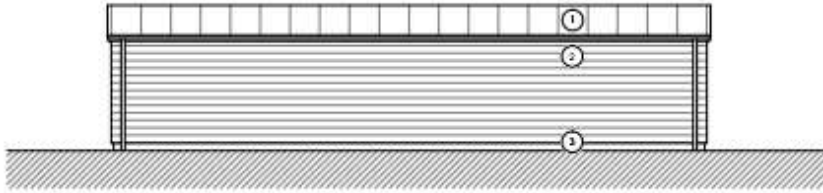


- Approved solar array
- Existing kitchen garden
- Approved swimming pool

# Proposed Site Plan



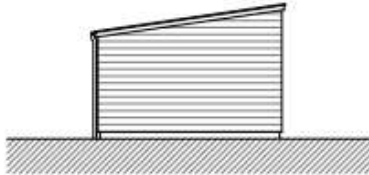
# Agricultural Storage Elevations and Plans



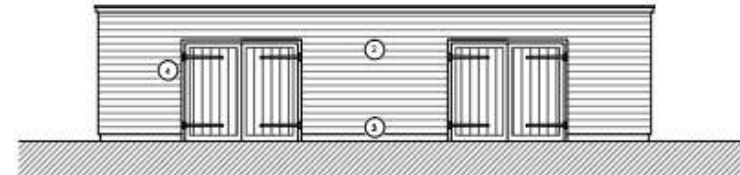
3 PROPOSED NORTH WEST ELEVATION  
P100 scale 1:100



4 PROPOSED NORTH EAST ELEVATION  
P100 scale 1:100



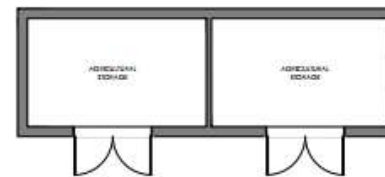
5 PROPOSED SOUTH WEST ELEVATION  
P100 scale 1:100



6 PROPOSED SOUTH EAST ELEVATION  
P100 scale 1:100



1 PROPOSED ROOF PLAN  
P100 scale 1:100



2 PROPOSED FLOOR PLAN  
P100 scale 1:100



# Existing gated access





# North Viewpoints – Oakhill House & Malt House





# East Viewpoints – Owls Mead, East Gate, Ivy Cottage The Old Rectory and from SMAN 3



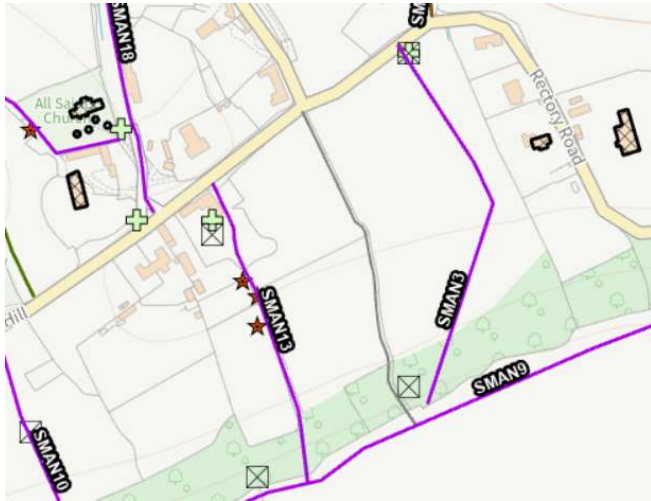


## Location of site





## South Viewpoints – Woodland and SMAN 9

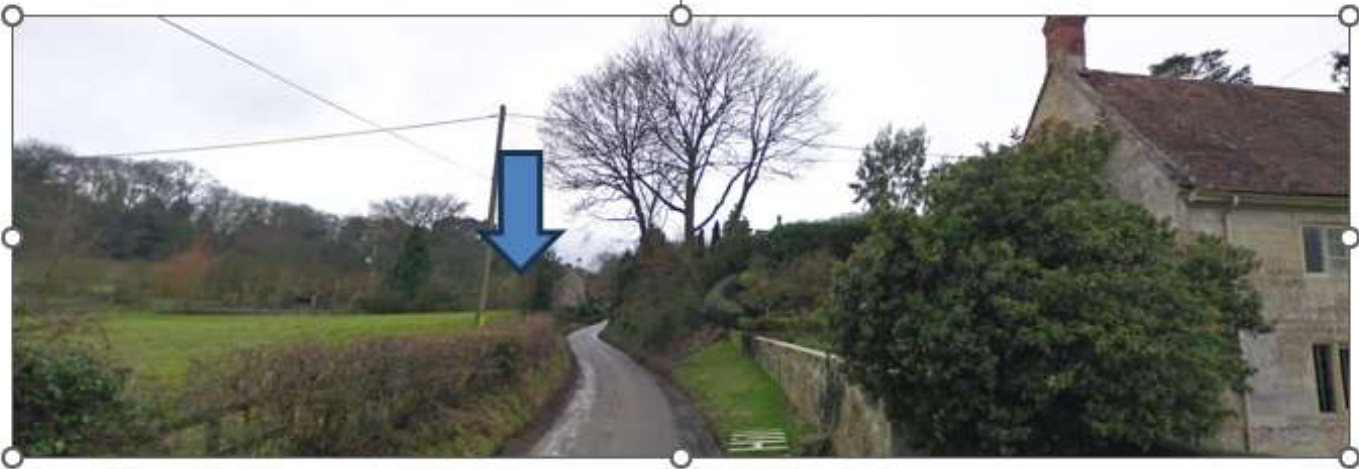


# West Viewpoints – The Cottage and SMAN 13





# Viewpoints – Sutton Hill and SMAN 3



# 10) PL/2024/05013 - Strukta Trade Store at 13 Edison Road, Salisbury, SP2 7NU

Part change of use of B8 Strukta Trade Store to incorporate Sui Generis members only retail club Campus & Co

**Recommendation: Refuse**



Site Location Plan



Aerial Photography



# Wider contact plan of industrial estate



Figure 1 - Aerial view of application site

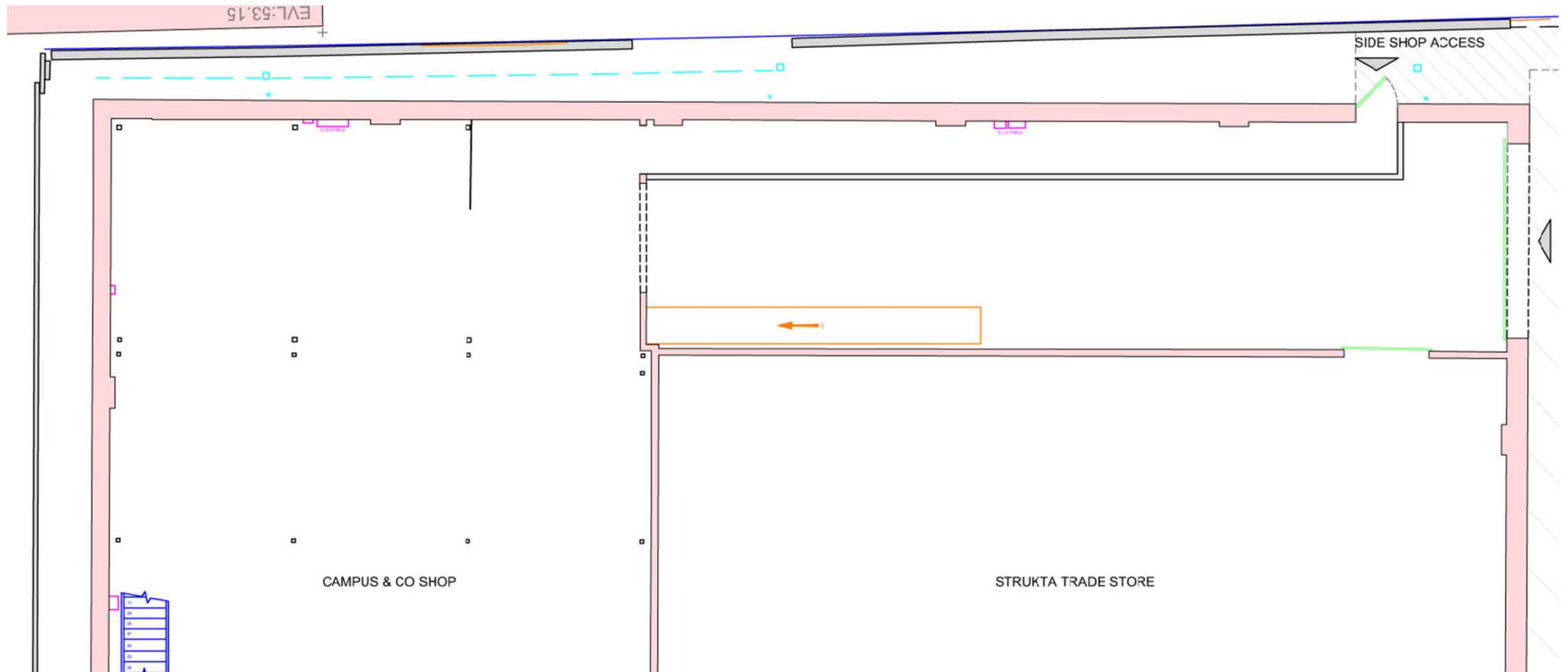
# Images of existing site





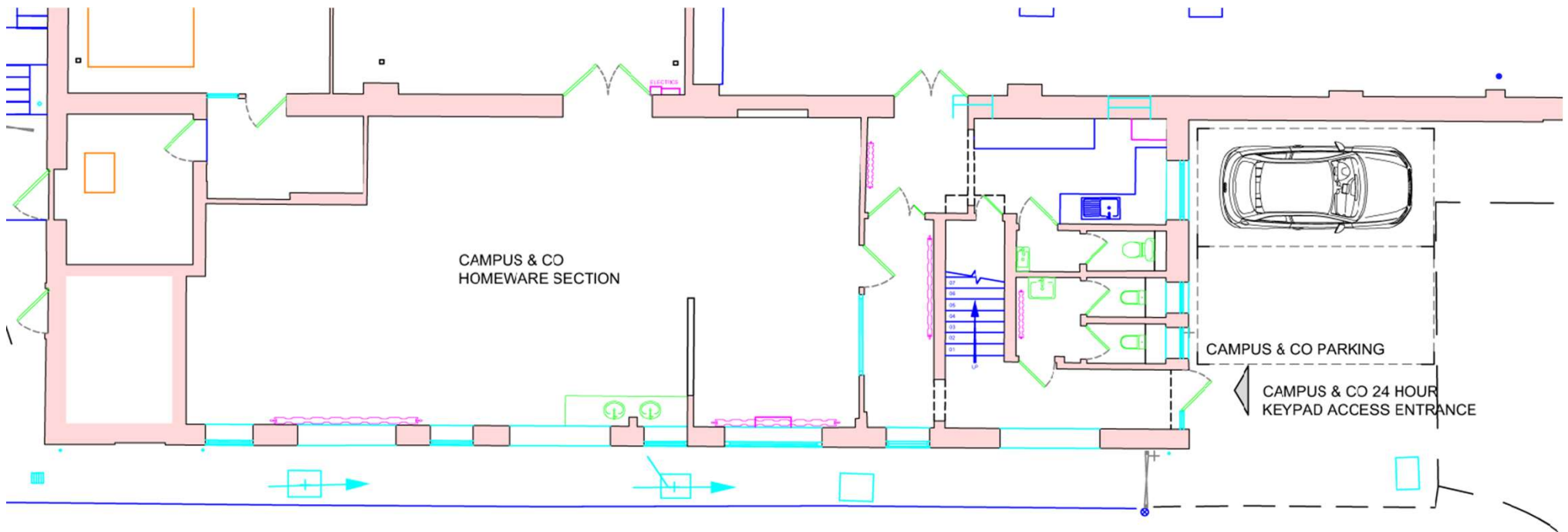


# Larger scale extract from site plan

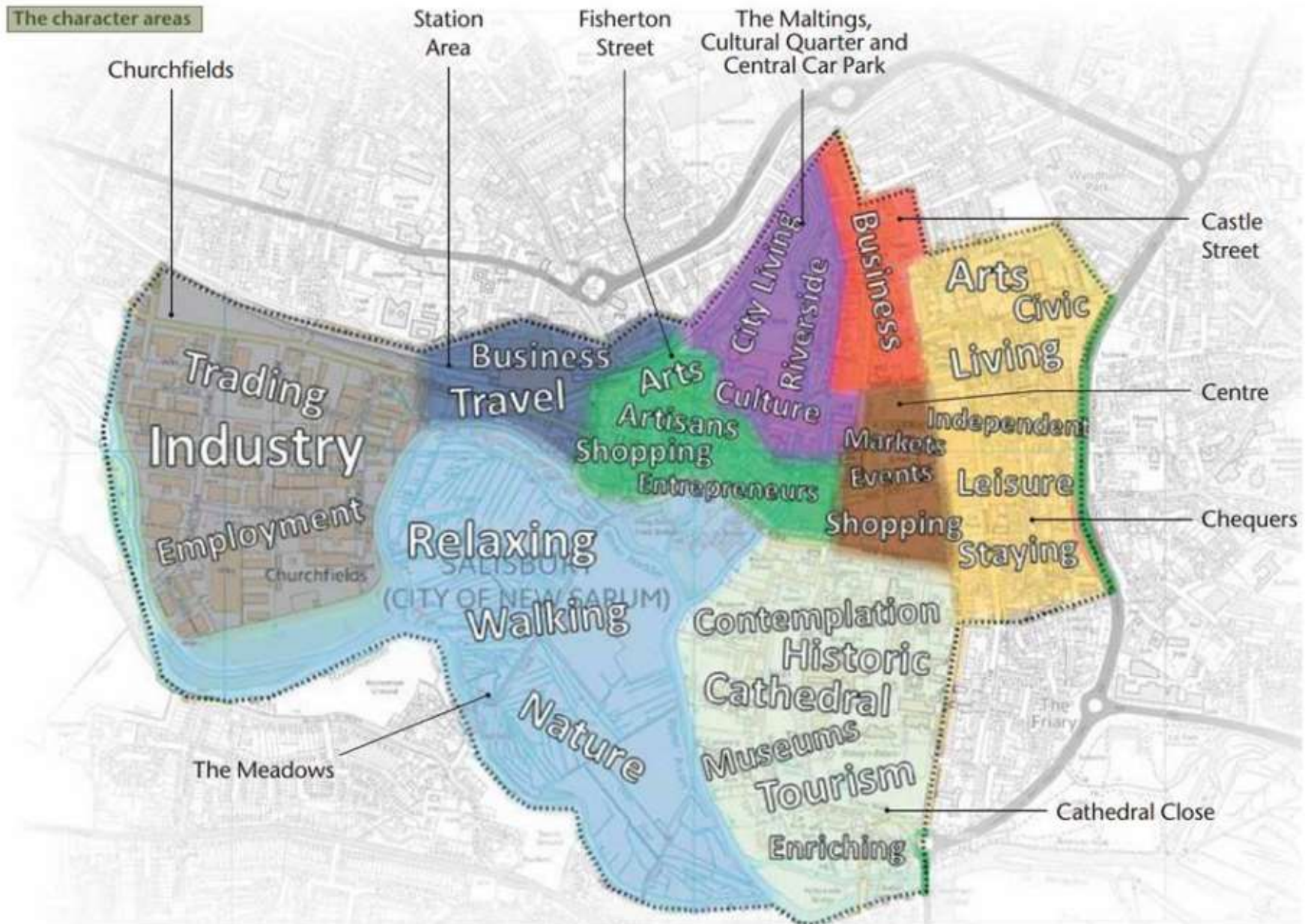




# Larger scale extract from site plan



# Extract from Central Area Framework



## Extract from Central Area Framework

**The CAF recommends the following Key Objective for the Churchfields Industrial Estate Character Area: To enhance the Churchfields Industrial Estate area and support a diversification of employment generating uses. This should be sought by:**

- promoting the suitable relocation of employment uses, notably high-traffic generators
- improving the quality of place to attract start-ups and a greater variety of employment types
- supporting higher density employment uses, where appropriate
- investigating the relocation of Wiltshire Council's depot.



Text for a condition suggested by the applicant

*“The premises shall only be available to members of the Plymouth Brethren Christian Church who are registered to use the facility and there be no trade to visiting members of the wider public”*

**11) PL/2024/07428 & PL/2024/07589 - Howards House Hotel, Teffont Evias, Salisbury, SP3 5RJ**

**PL/2024/07428 (FULL):** Construct a single storey orangery building to the south elevation of the building to form a dining room. Change of use of land to form car park for customers, involving laying of permeable surfacing to reinforce existing ground surface. (resubmission of PL/2023/07927)

**PL/2024/07589 (LBC):** Formation of enlarged opening within timber framed partition between existing dining room and lounge at ground floor level within main hotel building. Construct a single storey orangery building to the south elevation of the building to form a dining room. (resubmission of PL/2023/08124)

**Recommendation: Refuse**

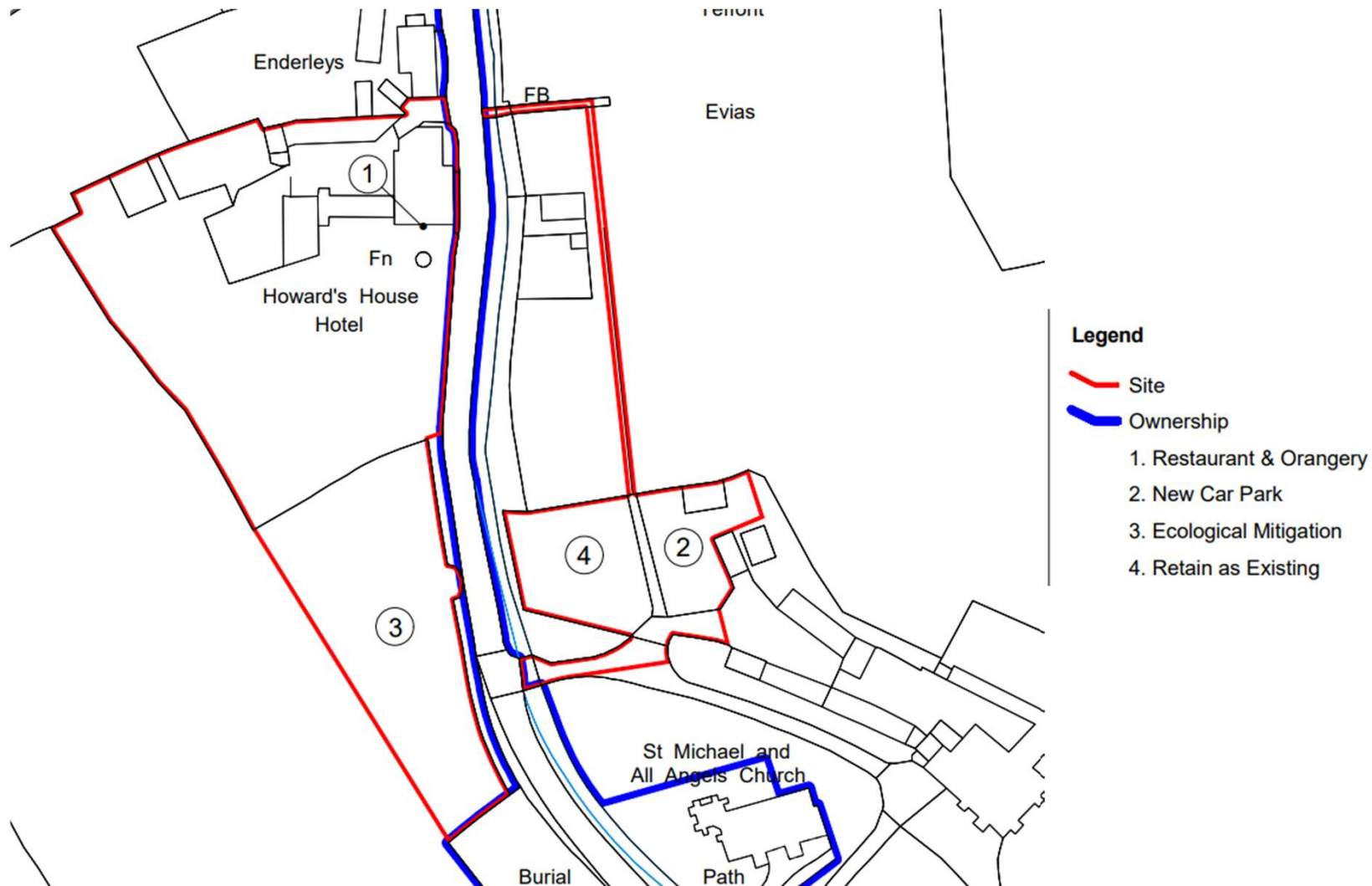


Site Location Plan



Aerial Photography

# Layout of site and areas of proposal development

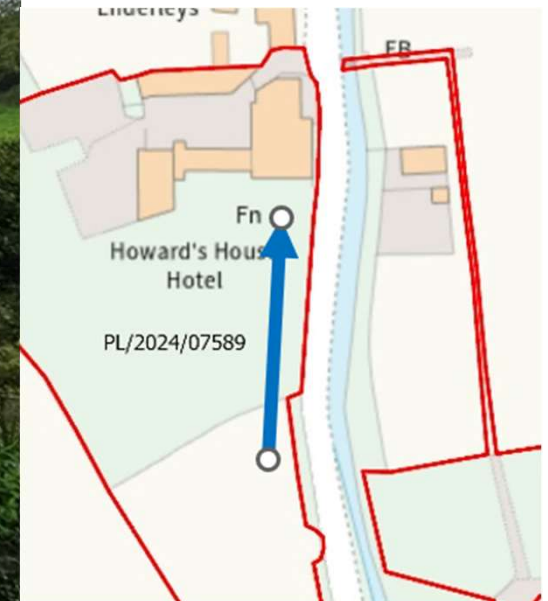




# Listed buildings in the Conservation Area



# Rear (south) elevation – taken Sept 2023



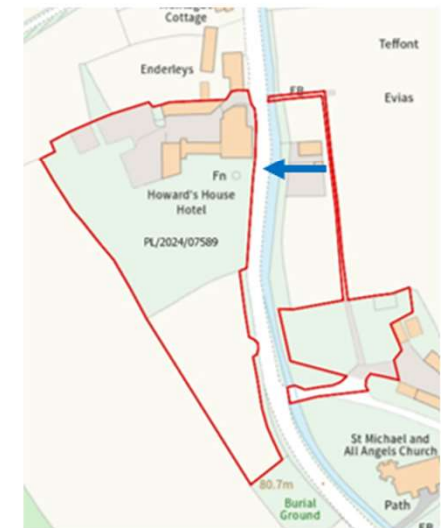
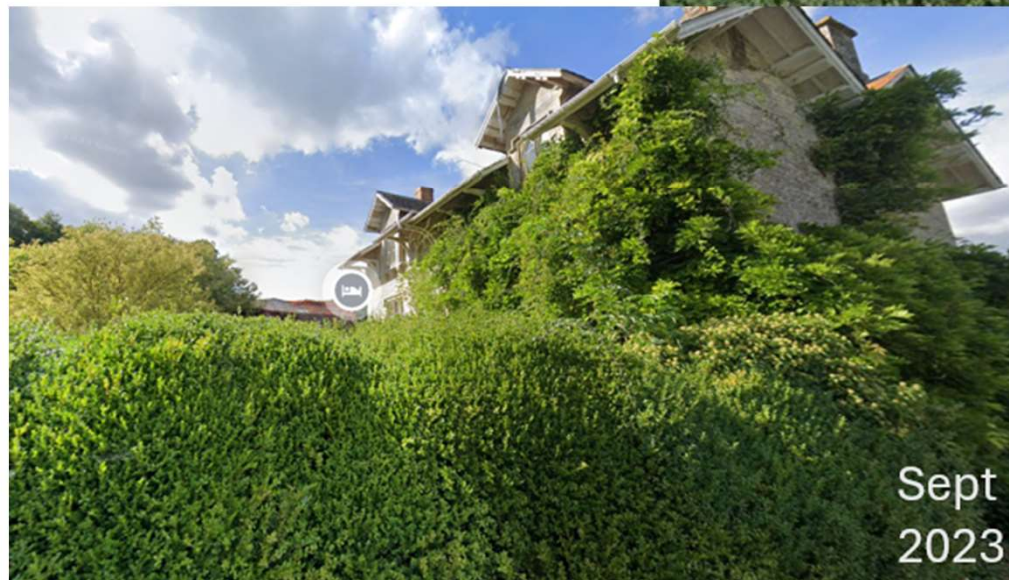


# Rear of hotel - taken Sept 2024





# View from roadside

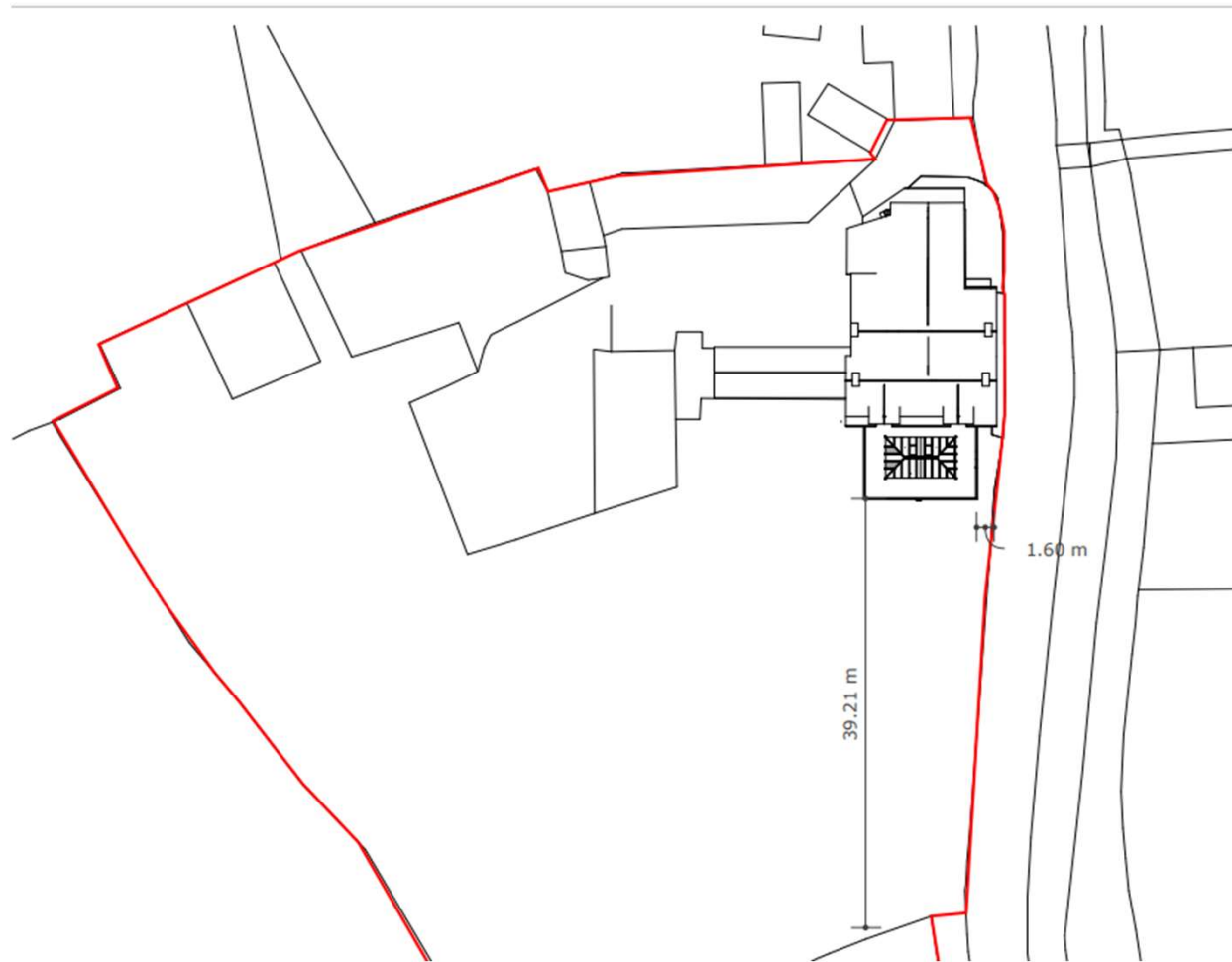




# Hotel garden

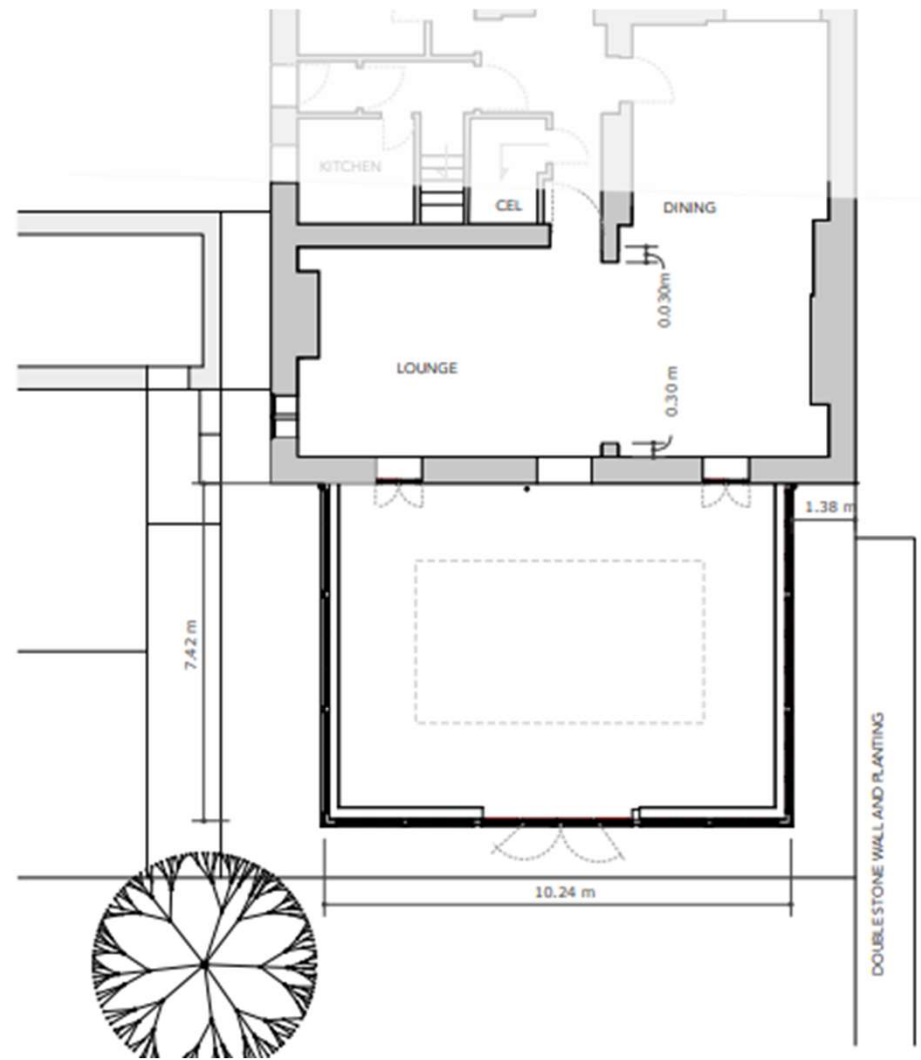
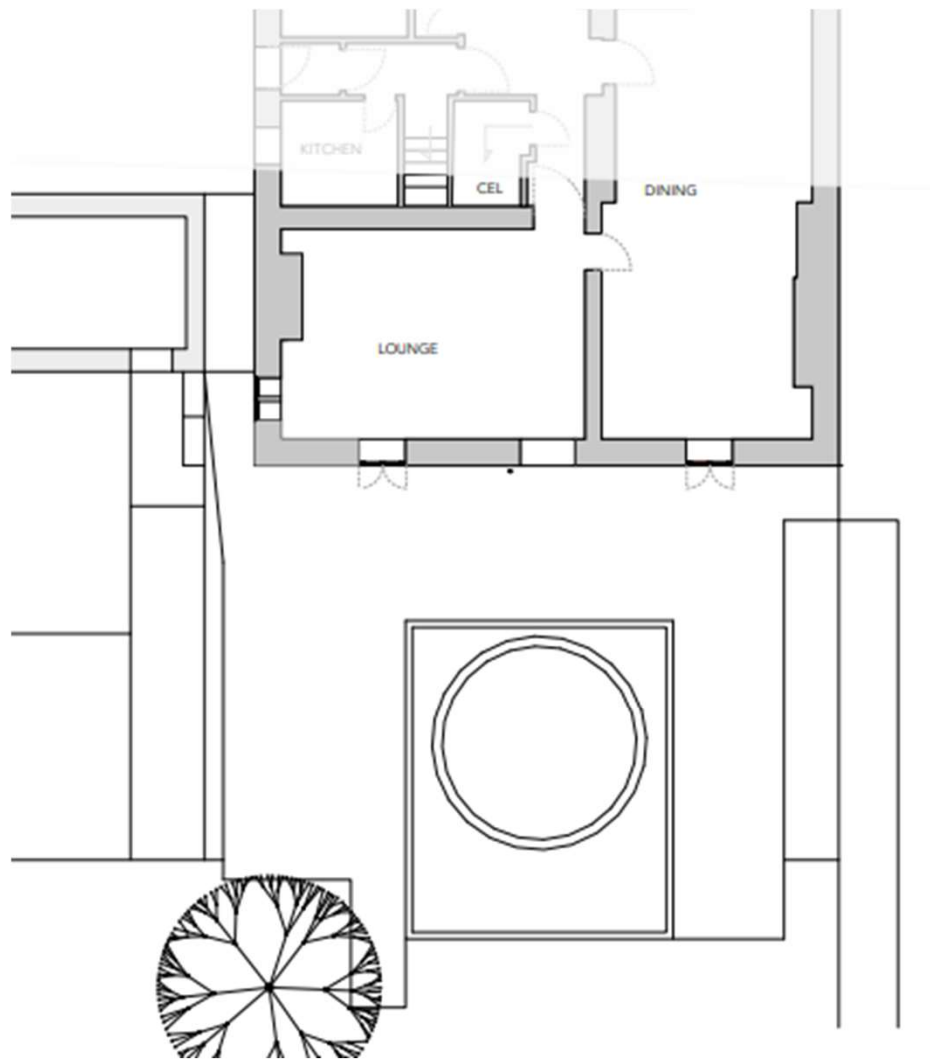


# Proposed site plan showing orangery

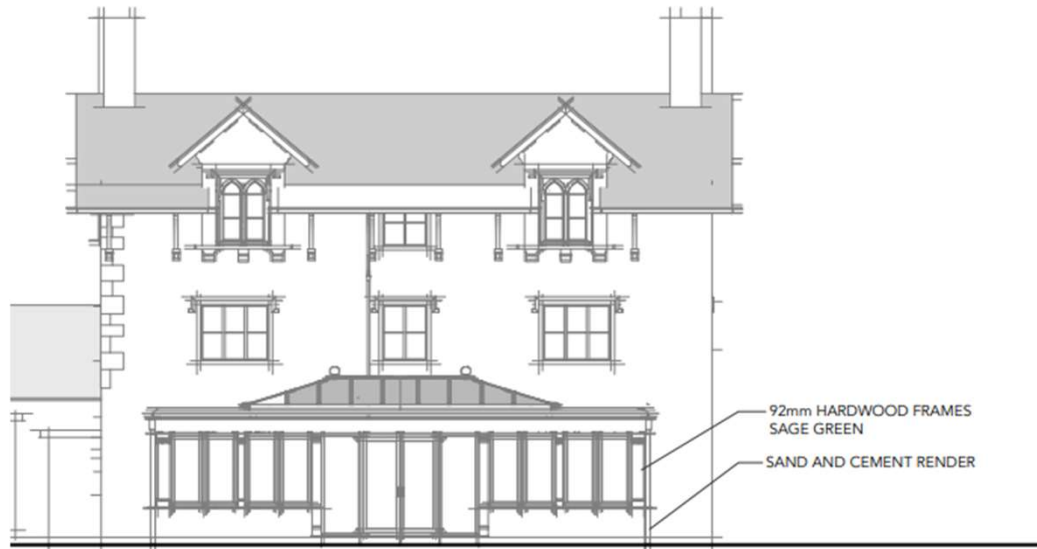




# Floor plans



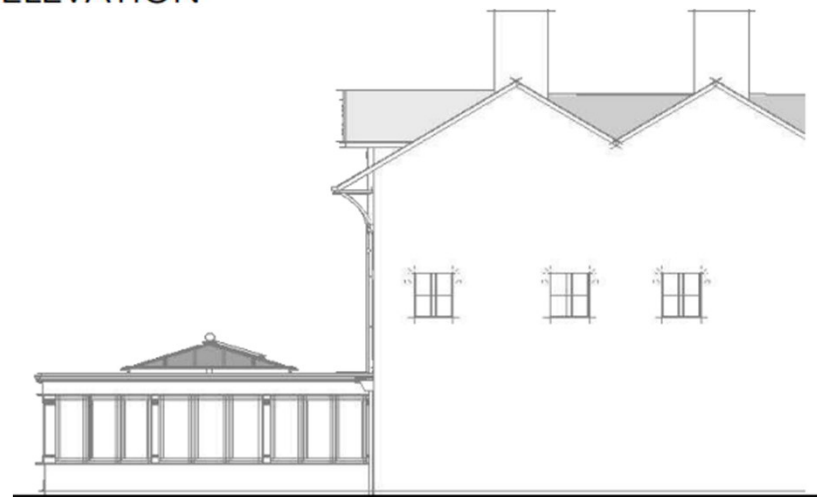
# Proposed elevations



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



# Entrance to new parking area



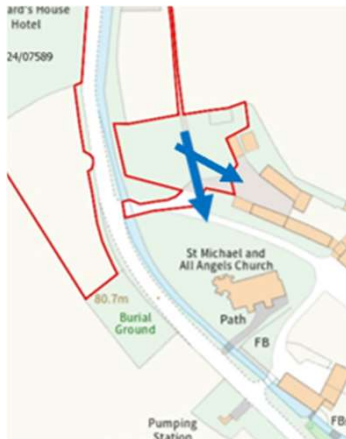


# New car park area





# From new car park looking back at Teffont Manor and Church

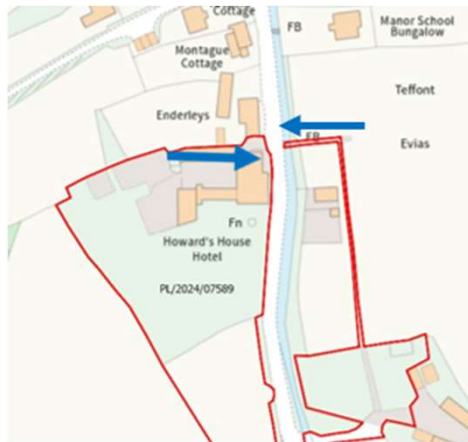


# Location of path from car park to hotel

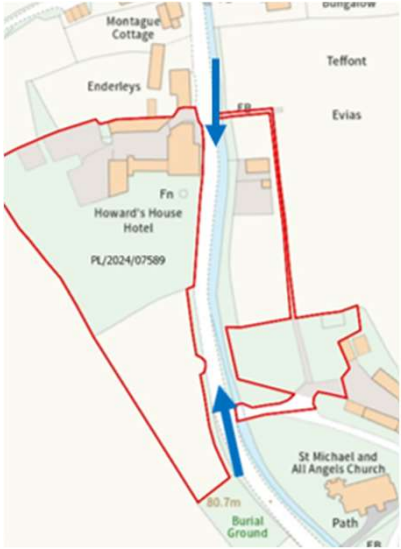




# From new path crossing road to hotel



# View along the road outside the hotel

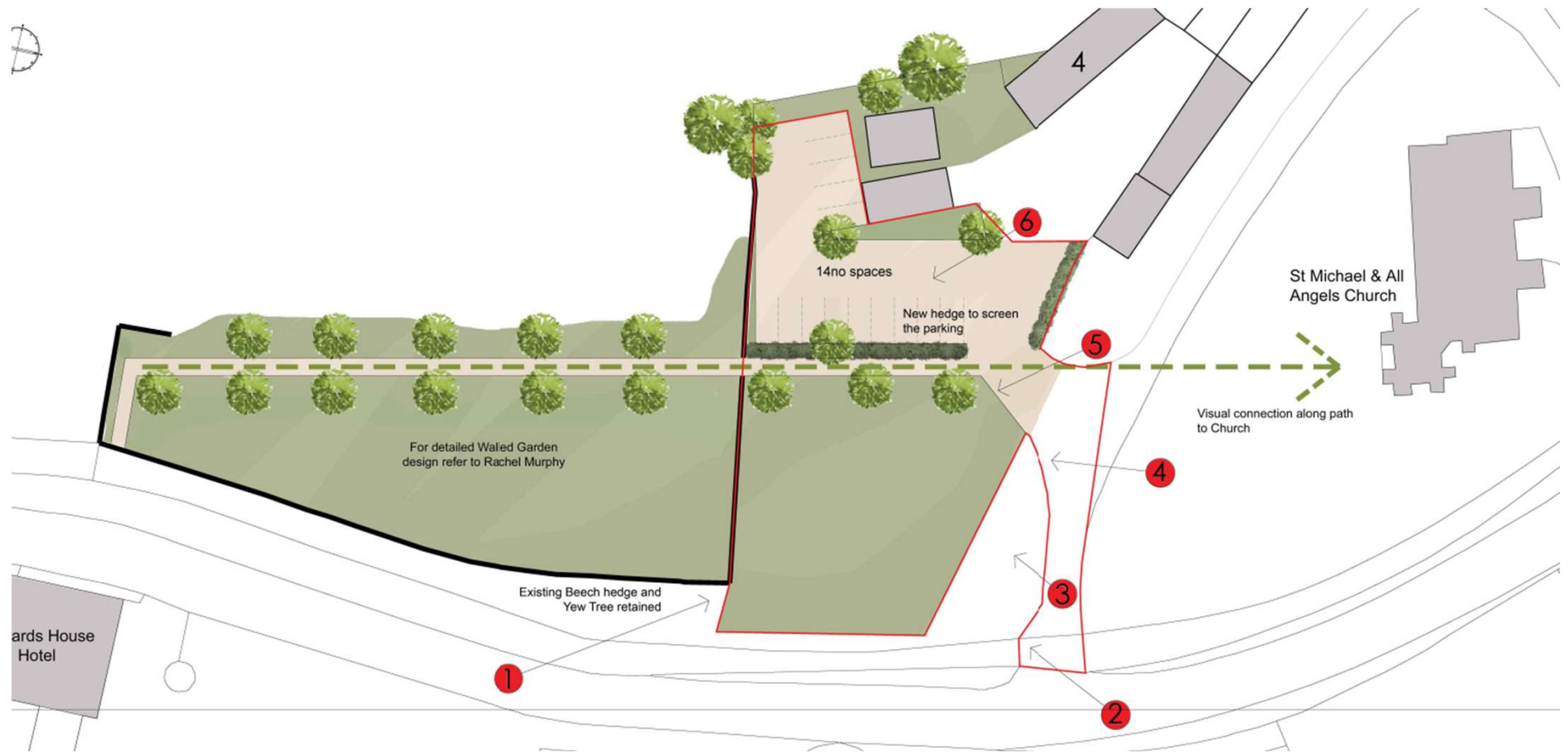




# Courtyard to rear with outbuildings and parking

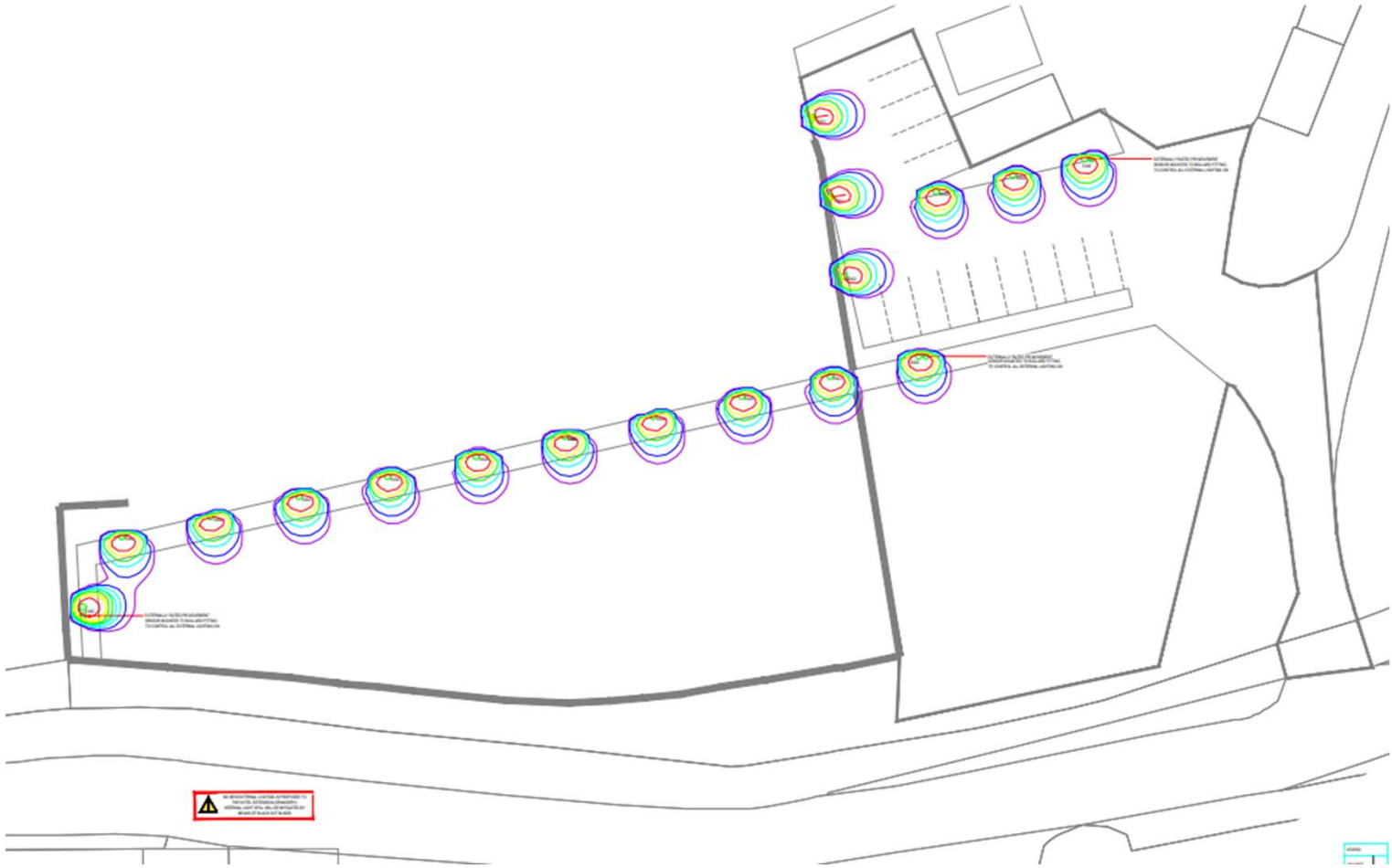


# Car park and foot path site plan





# Lighting layout in car park and foot path



**7) PL/2022/00839 - Farmer Giles Farmstead, Teffont, Salisbury, SP3 5QY**  
Variation of condition 2 (demolition of buildings) on PL/2021/11405  
**Recommendation: Approve with Conditions**



Site Location Plan

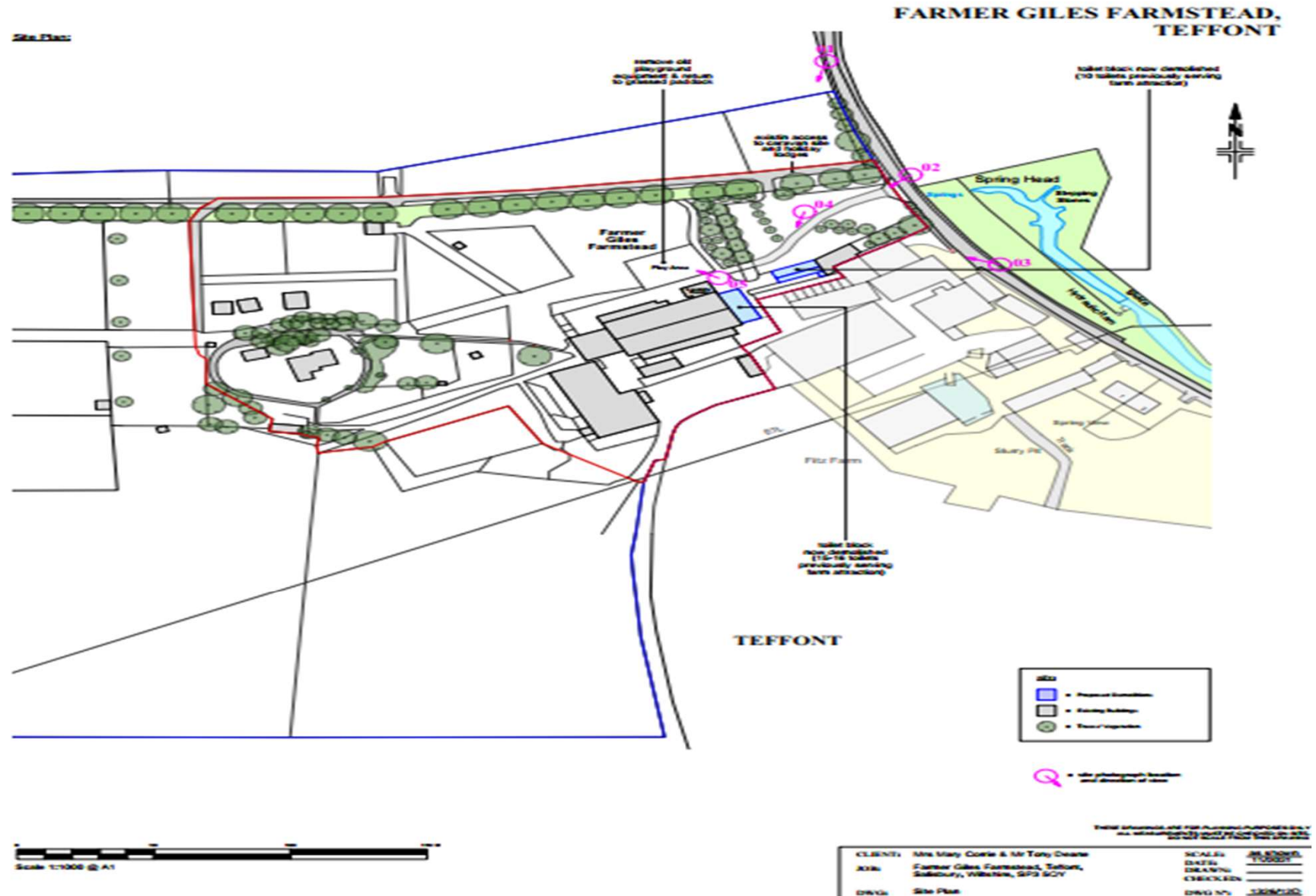
Aerial Photography



## General site plan



# Revised scheme for removal of buildings





# Existing dwelling on site







# Building before and after demolition



# Play Area before and after removal





# Before and after removal of car park



## Building proposed for retention





# Southern Area Planning Committee

19<sup>th</sup> December 2024