



# Downton Parish Council: Planning Schedule

## 14 August 2023

Wiltshire Council (WC) applications: can be viewed on their website, or at their Planning Dept in Salisbury.

PLANNING APPLICATIONS RECEIVED			
Application no.	Site address	Proposal	Decision
PL/2023/06405	40 The Borough, Downton, Salisbury, SP5 3ND	The construction of 1 detached 4-bedroom family dwelling complete with off street parking and gardens to front and rear. Eco friendly sustainable home with renewable energies and green living technologies	<p>Downton Parish Council resolved by majority decision to object to this application on the following grounds:</p> <ul style="list-style-type: none"> <li>• The applicant has not applied for listed building consent.</li> <li>• The proposal would result in 'backland development' on garden land, rather than 'infill', and would therefore be contrary to paragraph 71 of the National Planning Policy Framework 2021.</li> <li>• Downton has already delivered more than the 190 houses allocated to the parish in the Wiltshire Core Strategy up to 2026. This application would therefore be contrary to the Wiltshire Core Strategy and paragraph 15 of the National Planning Policy Framework 2021.</li> <li>• The proposed house is too dominant for the plot size and represents over-development of the site with a mass and scale which is not sensitive to the locality or to the occupiers of the neighbouring properties.</li> <li>• This proposal could cause substantial harm to the important designated heritage assets, to their settings and to the Downton Conservation Area. (The views of Wiltshire Council's Conservation Officer were not</li> </ul>

			<p>available to the Parish Council at the date of its meeting).</p> <ul style="list-style-type: none"><li>• Other planning policies which are impacted negatively by the proposed development:<ul style="list-style-type: none"><li>○ The National Planning Policy Framework Section 12 clauses 132-134 (with no public benefit being provided).</li><li>○ It is contrary to Wiltshire Core Policies 57 and 58.</li><li>○ It is contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</li><li>○ Downton's Neighbourhood Plan policies:<ul style="list-style-type: none"><li>▪ LC 1 - Development within the Plan area will be expected to respect designated heritage assets, respect local building styles and traditions in accordance with policy (LC2) and safeguard the character of the local environment in general, and the Cranbourne Chase Area of Outstanding Natural Beauty and the River Avon SAC in particular.</li><li>▪ LC 2 - New development proposals within the Downton Conservation area (as shown on Figure 8) will be required to preserve or enhance its character or appearance. New development proposals will also be expected to conform to the principles included both in the Downton Village Design Statement and in the Downton Conservation Area Appraisal and Management Plan.</li><li>▪ LC3 - Proposals for development must demonstrate through access and design statements how the</li></ul></li></ul></li></ul>
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			<p>development would complement and enhance the character, form and quality of the Parish.</p> <ul style="list-style-type: none"> <li>LC6 - Scale and mass of all new development must be informed by, and sensitive to, local topography and landscape character, and not have negative visual impact on the rural landscape.</li> </ul> <p>Accordingly, the Parish Council requests that Cllr Clewer 'call in' this application for Planning Committee to determine should the Case Officer recommend 'support'.</p>
<b>PL/2023/06514 Treeworks</b>	2 GRAVEL CLOSE, DOWNTON, SALISBURY, SP5 3LZ	T1 Whitebeam - reduction of approximately 2m on the top and up to 1m on the sides at appropriate cut points - equating to approximately 25% reduction. - ongoing maintenance to keep at a reasonable size	No Comment – for the Tree Officer to decide.

<b>PLANNING APPLICATIONS DETERMINED</b>			
<b>Application no.</b>	<b>Site address</b>	<b>Proposal</b>	<b>Decision</b>
<b>PL/2023/03378</b>	40 The Borough, Downton, Salisbury, SP5 3ND	Two storey rear extension, associated internal alterations to 40 The Borough Downton	Approve with Conditions
<b>PL/2023/03542 Works to a Listed Building</b>	40 The Borough, Downton, Salisbury, SP5 3ND	Two storey rear extension, associated internal alterations to 40 The Borough Downton	Approve with Conditions
<b>PL/2023/03335 Removal or Variation of a Condition</b>	The Cottage, Trafalgar Gardens, Barford Lane, Downton, Salisbury, SP5 3QQ	Variation of condition 2 of PL/2022/01332 - Creation of additional floor space to first floor within existing roof, alterations to windows to East and West elevations and to roof lantern over lounge	Approve with Conditions
<b>PL/2023/03946 Works to a Listed Building</b>	THE COTTAGE, BARFORD LANE, DOWNTON, SALISBURY, SP5 3QA	Replace 9 windows and 4 doors to "The Cottage" and restore and reglaze two heritage windows.	Approve with Conditions
<b>PL/2023/04034</b>	The Old Stables, High Street, Downton, Salisbury, Wilts, SP5 3PJ	Certificate of lawfulness for use of The Old Stables building as self-contained dwelling (Use Class C3)	Approve