Wiltshire Council Planning Consultation Response

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Application No: **PL/2023/05127**
Erection of storage building
Park View Farm, Bath Road, Devizes, SN10 1PP

Please find following comments in respect of the above application(s).

Recommendations:

	No Comment
	Support
	Support subject to conditions (please set out below)
	Object (for reasons set out below)
X	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and

where possible enhanced. It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development…
ii. the retention and enhancement of existing important landscaping and natural features…
iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Site:

Proposal: Erection of storage building for car storage.

Relevant planning history: 20/07569/FUL – extension to bungalow (approved)

Issues:

Assessment: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the applications are accompanied by a "Planning Statement" which provides sufficient information to understand the impact of the proposal and is proportionate to the scope. The requirements of the NPPF are therefore met in this respect.

The application relates to a parcel of land on the south-western edge of Devizes, beyond the southern boundary of Avon Road. The site lies in an elevated position on the edge of the settlement, with the residential properties of Avon Road to the rear set even higher. To the immediate east is the vehicle reclamation yard and to the immediate west is Park View Farm Bungalow. To the south, the site fronts onto the former deer park, which is now in agricultural use.
The site is not covered by any heritage designations and there are no footpaths within or close to the site. Within the wider context, Devizes Conservation Area lies to the far east of the site (circa. 0.5 miles) and there are a number of listed buildings within the vicinity. In particular, there are several Grade II Listed structures which lie within 500m of the site, the closest of which are Lyecroft, Prison Bridge and Bridge House Durleston, and the Grade I Listed Devizes Castle lies to the east of the site (approx. 800m away).

The site comprises an overgrown storage yard which is accessed via a private driveway. It contains vehicles, plant/equipment, containers and various materials, much of which has been stored at the site for many years. These are spread across the site which is also overgrown with brambles and other shrubs. There is a WWII brick/cast concrete pillbox in the north-western corner of the site. This is to be retained as part of the proposals.

The proposed vehicle storage building would be positioned centrally between Park View Farm Bungalow and the reclamation yard. It would be largely clad in green profile sheeting with brick elements to the west elevation that would be the same as those used at Park View Farm Bungalow. The ridge and eaves heights have been kept low to minimise the visual impact so that the majority of the building would be screened. No external lighting is proposed. The landscaping scheme approved as part of the works to Park Farm Bungalow will have a positive impact upon the screening of the site and the proposed structure. This approved planting scheme replicates the planting which defines the boundary of the old deer park and will contribute to the visual character of the historic setting of Devizes. It comprises structural planting of a mixed native hedge and native tree planting with a planted understorey. This landscaping will break up views of the development as well as help to contain and integrate the building within its context. The existing, poor quality and inappropriate conifers would be removed as part of the proposals.

In regard to the setting of the heritage assets, including the Grade I listed Devizes Castle, the setting of the listed buildings and the conservation area would not be harmed due to the self-contained nature of the site, existing and proposed landscaping and the distance between the storage building and the heritage assets. In addition, the WWII Pillbox would on site remain in situ and would not be removed as part of the proposals.

NB: Given the impact on the Grade I listed Devizes Castle, Historic England need to be consulted on this proposal.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.