CASE OFFICER'S REPORT

Application Reference:	PL/2023/04662 & PL/2023/05019
Site Address:	Berrybrook Farm, Street Lane, Sedgehill, SP7 9JQ
Date of Inspection:	30/06/23
Date site notice posted:	30/06/23
Date of press notice:	N/A

POLICIES

Sections 16/66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework
Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Places
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

Wiltshire Core Strategy
Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 41 Sustainable Construction and Low-Carbon Energy
Core Policy 50 Biodiversity and Geodiversity
Core Policy 51 Landscaping
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 58 Ensuring the conservation of the historic environment

Salisbury District Local Plan
C6 – Special Landscape Area

RELEVANT PLANNING HISTORY

PL/2023/05442 – Demolition of existing barn and erection of 1.No New Barn TBC

PL/2022/09498 - Change of use/conversion of the existing floorspace within Building 'F' (Barn) to create one dwelling house with associated works REF 31.01.23

PL/2022/03968(FUL) & PL/2022/04157(LBC) - Proposed change of use of the Long Barn to holiday accommodation, including new fenestration, rooflight's, an extension, internal alterations and refurbishment of a granary REF 11.11.22

PL/2021/08480(FUL) & PL/2021/09025(LBC) – Single storey rear extension to existing farmhouse. Internal and external renovations to windows, doors and dormers. Alteration to access. Conversion of cowshed (building J) to garage and conversion and renovation of cowshed/cart shed to home office stores and carports (building I). Demolition of barns H, G and M (post 1948). A.C 13.12.21

21/00072/PNCOU – Notification for prior approval under Class Q for a proposed change of use and conversion of agricultural buildings to five dwellings (Use Class C3) and associated building operations WTD 02.02.21

20/05785/LBC – Repair and reinstatement of a partly collapsed wall WTD 24.09.20

ISSUES

- Principle of development including works proposed and to the setting of the listed building;
- Amenity Impacts including the Special Landscape Area;
- Ecological Impact

REPRESENTATIONS

Semley and Sedgehill Parish Council – No comments received

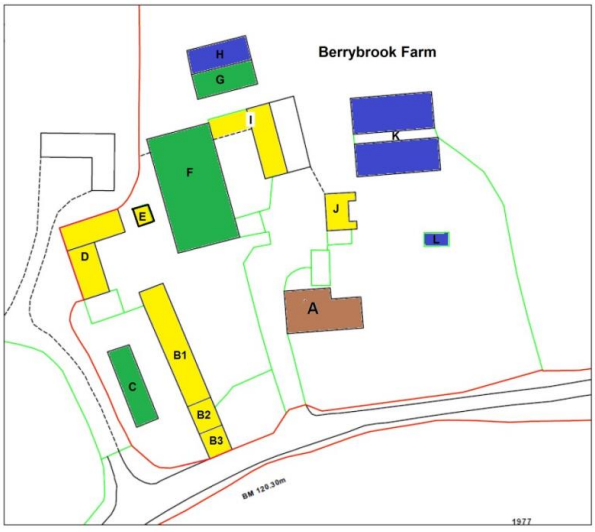
WC Conservation Officer – No objection

Third Party Representations – None received

Site Description

The building subject to this application is an existing open sided barn and for the purposes of this application is referred to as 'building D'. Building D is located within the farm complex known as Berrybrook Farm (shown below) which is a grade II listed farmhouse located within an existing farmyard of various outbuildings of which some pre-date 1948 and therefore are considered curtilage listed.

The site is not located within a settlement boundary and is therefore outside of the defined limits of development as defined by the relevant policies of the adopted Wiltshire Core Strategy (WCS) and as such is considered to be within the countryside for the purposes of the local plan. The site is not located within a Conservation Area or within the AONB but is located within a Special Landscape Area (Blackmore Vale and Vale of Wardour) as defined by saved Salisbury District Local Plan (SLDP) policy C6.



Buildings

A - farmhouse c1700
B1 - loose boxes c 1850
B2 - milking parlour c1850
B3 - dairy c1850
C - Dutch barn 1950
D - implement shed c1850/2000
E - granary c1850
F - covered yard 1967-1978
G - Dutch barn 1950
H - extension 1967-1991
I - cowshed c1850
J - store/milking parlour/pig sties
K - cowsheds 1978-1991
L - chicken shed 1985

Colour-coding:
Brown - c1700
Yellow - c1850
Green - c1950 - 1978
Blue - 1978- 1991

Proposal

Planning permission and listed building consent are sought for the installation of solar panels onto the roofslope of the existing barn and to timber clad the existing concrete block walls of the barn.

ASSESSMENT

Principle of development including works proposed and to the setting of the listed building

The application site is an existing open sided barn located within the farm complex known as Berrybrook Farm. The site is accessed via Street Lane within the village of Sedgehill. The site is located outside of the settlement boundary, therefore outside of the defined limits of development as defined by the relevant policies of the adopted Wiltshire Core Strategy (WCS) and as such is considered to be within the countryside for the purposes of the local plan.

Core Policy 41 of the Wiltshire Core Strategy (WCS) refers to sustainable construction and low carbon energy and supports the use of this within existing buildings. It states:

Existing buildings

Retrofitting measures to improve the energy performance of existing buildings will be encouraged in accordance with the following hierarchy:

i. Reduce energy consumption through energy efficiency measures
ii. Use renewable or low-carbon energy from a local/district source and
iii. Use building-integrated renewable or low-carbon technologies.

Opportunities should be sought to facilitate carbon reduction through retrofitting at whole street or neighbourhood scales to reduce individual costs, improve viability and support coordinated programmes for improvement.

Core Policy 57 of the WCS requires there to be a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

Core Policy 58 of the WCS states development should protect, conserve and where possible enhance the historic environment.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting.

The works include the installation of photovoltaic panels onto the eastern and southern roofslopes of the existing barn and to erect timber cladding onto the southern elevation and part eastern elevation of the building to improve the appearance of the building and reduce the reliance of fossil fuels within the farm complex. Given the status of the site in respect of

heritage matters, the views of the Council's Conservation Officer have been sought to this proposal and the assessment/comments received raise no objection with comments stating:

I consider the proposals to clad the concrete blockwork walls would be a visual enhancement and as such, would enhance the setting of the primary listed building, namely the farmhouse. The solar panels would cause some slight visual harm to the character of the farmstead and as such to the setting of the farmhouse, and in particular, the small granary. The harm would be on the 'less than substantial' scale as defined in the NPPF, in which case, whether there are public benefits arising would be a mitigation.

In planning terms, the works are relatively modest in overall scale and are required to reduce the reliance on and use of fossil fuels within the farmyard complex. As per the detailed comments of the Conservation Officer, whilst there would be some visual harm by way of the proposed solar panels in regard to the character of the farmstead and setting of the farmhouse and nearby granary, the public benefits arising from this proposal would mitigate against the 'less than substantial harm' as defined by the NPPF. As such, officers are of the opinion that the proposed works are acceptable in planning terms and therefore, are not contrary to Core Policies CP41, CP57 and CP58 of the WCS.

Amenity Impacts including the Special Landscape Area

Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 130f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

Saved policy C6 Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria;

(i) the siting and scale of development to be sympathetic with the landscape; and

(ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area

The barn is located to the rear of the site and is visible to the nearest neighbouring property, Sedgehill House. However, having regard for what is proposed by way of this scheme, the installation of the solar panels on the eastern and southern roofslopes of the building and the timber cladding of the southern and part cladding of the eastern elevation would by way of the orientation of this building in relation to this neighbouring property, would not be visible.

In terms of a wider area impact, whilst the installation of the solar panels and any glint/glare experienced may be visible from further distances, given the scale of the proposed, there would not be any significant adverse impact to the character and appearance of the Special Landscape Area that would warrant the refusal of permission for this proposal. Furthermore, any refusal of planning permission and listed building consent would be difficult to justify noting the Council's commitment to renewable energy proposal such as this.

Ecological Impact

CP50 of the Wiltshire Core Strategy and the National Planning Policy Framework require that the planning authority ensures protection of important habitats and species in relation to

development and seeks enhancement for the benefit of biodiversity through the planning system.

The application is accompanied by a Preliminary Roost Assessment undertaken by Darwin Ecology Ltd that confirms the existing building has a negligible suitability for any roosting bats. Subject to an informative around works be carried out to the roof outside of the season for nesting birds, any ecological impact by way of the proposed would be suitably mitigated.

CONCLUSION

For the reasons as outlined within this report, officers are of the opinion that the proposed development conforms to the objectives of Core Policies CP41, CP50, CP57 and CP58 of the Wiltshire Core Strategy and the aims of the NPPF. Taking the above into account, the application is considered not to be contrary to these policies as it does not cause any significant material harm that would justify a refusal of planning permission and listed building consent. Therefore, planning permission and listed building consent should be granted for the development proposal.

RECOMMENDATION

Approve with conditions

For planning permission PL/2023/04662

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

DWG No: 55 Site Location Plan and Proposed Block Plan Date Received 09.06.23
DWG No: 57 Proposed Elevations, Floor and Roof Plans Date Received 09.06.23

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVE TO APPLICANT(S):

1. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) it is an offence to disturb or harm any protected species including for example, water voles and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that planning consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see

Natural England's website for further information on protected species.

2. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

For listed building consent PL/2023/05019:

1

The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2

The development hereby permitted shall be carried out in accordance with the following approved plans:

DWG No: 55 Site Location Plan and Proposed Block Plan Date Received 09.06.23
DWG No: 57 Proposed Elevations, Floor and Roof Plans Date Received 09.06.23

REASON: For the avoidance of doubt and in the interests of proper planning.