Wiltshire Council Planning Consultation Response

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Application No: **PL/2023/06707**
Proposed mast, antennas, dish and all ancillary development
Telecommunications Site, land at Salisbury Railway Station, Churchfields Road, Salisbury, SP2 7NW

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

Recommendations:

	No comment
	Support in principle subject to amendments to the scheme (as set out below)
	Support subject to conditions (as set out below)
x	Object (for reasons set out below) not in principle, in terms of details
	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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a

manner appropriate to their significance." 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.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': 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 complementary to the locality.

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 (amongst other things) "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" and "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."

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

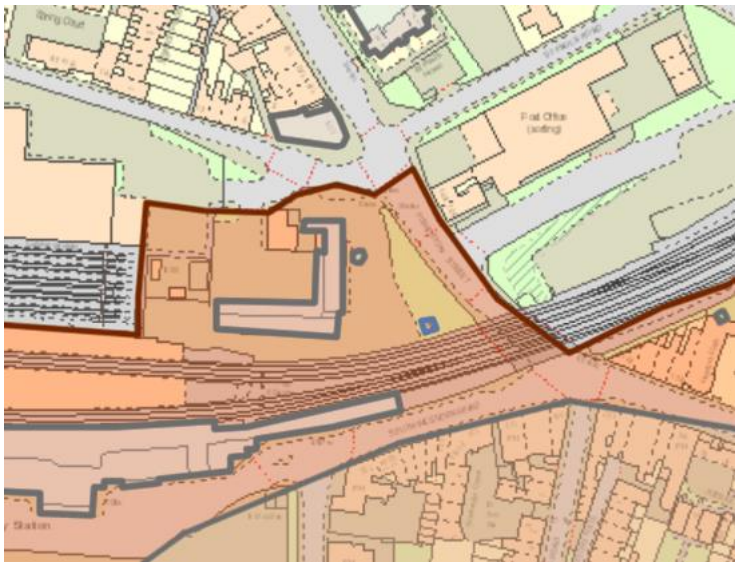
Site and assets considered:

The key designated heritage assets are:

The former GWR station, listed at grade II, which is immediately to the west of the site:

'Former railway terminus. 1856 by Isambard Kingdom Brunel for the Great Western Railway. Constructed by Messrs. Hopkins and Roberts of Islington.

and the City of Salisbury CA – which takes in the site as well as the above listed building.



Proposal:

The application is for the replacement of an existing telecommunications mast with a replacement one. The existing mast has a comparatively slim profile whereas the new mast would have a more substantial structure at the top of the pole (headframe). The pole too would seemingly be more substantial.

Issues: impact on the setting of a listed building and the conservation area, and where in view of the designated heritage assets, a prior notification application is appropriate.

Information considered/provided: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This includes conservation areas which are heritage assets. In this particular case, presumably as the application is a prior notification, there is no accompanying assessment.

However, paragraph 195 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Assessment:

I consider that the existing mast, together with the existing advertising boards, have an adverse impact on not only the listed building but also the entrance to the conservation area.

The proposed mast would be more substantial and more ‘eye-catching’ in terms of the head frame. As such, it would have a greater negative impact on the setting of the station and a key entrance point to the conservation area.

I would consider the harm to be ‘less than substantial’ using NPPF terminology.