CASE OFFICER'S REPORT

Application Reference:	PL/2023/05749
Site Address:	Manor Farm, Maiden Bradley, Warminster, BA12 7HY
Date of Inspection:	N/A
Date site notice posted:	N/A
Date of press notice:	N/A

POLICIES

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

Wiltshire Core Strategy
Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 51 Landscaping
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 61 Transport and New Development

RELEVANT PLANNING HISTORY

PL/2023/04314 - Application under Class R to Determine if Prior Approval is Required for a Proposed Change of use from agricultural to flexible commercial use (antique furniture storage and distribution) PANR 13.07.23

PL/2023/03893 – Discharge of condition 9 of 20/02003/FUL APP 01.06.23

PL/2021/05949 - Application under Class R to Determine if Prior Approval is Required for a Proposed Change of Use of an Agricultural Buildings to a flexible Commercial use for Antique Furniture Storage and Distribution PANR 09.07.21

20/07399/PNCOU - Change or Use of Agricultural Buildings to a flexible use within Shops (Class A1 Retail). REF 05.10.20

20/04435/PNCOU - Notification under Class R to Determine if Prior Approval Required for a Proposed Conversion of Agricultural Buildings to a Flexible Commercial Use for a Furniture Showroom Specialising in the Sale (A1 Retail) of Bespoke and Antique Furniture with Ancillary Office (B1) REF 16.07.20 APPDIS

20/02003/FUL - Demolition of 4no. agricultural buildings (3 barns and 1 poly tunnel) Creation of new vehicular access and erection of new storage warehouse AC 19.05.20

S/2000/1044 - Erection of agricultural building AC 21.07.00

S/1996/1890 - Polythene sheep shed AC 29.01.97

ISSUES:

- Principle of development including design, scale and amenity impacts including the AONB;
- Highway safety

REPRESENTATIONS

Maiden Bradley Parish Council – No comments received

WC Highways – No objection

WC Archaeology – No objection

Third party representations – None received

Site Description:

The site subject to this proposal refers to the access created under consent 20/02003/FUL that serves the Manor Farm complex accessed via Bradley Road on the outskirts of the village of Maiden Bradley. This consent granted permission for the demolition of 4 agricultural buildings and the creation of a new access (implemented) and the erection of a new storage warehouse. The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).

The site benefits from a recent Class R consent (PL/2023/04314) to change the use of two of the agricultural buildings to a flexible commercial use (antique furniture storage and distribution).

Proposal:

This application is seeks planning permission for the installation of a gate and supporting piers at the entrance to the site granted under consent 20/02003/FUL.

ASSESSMENT

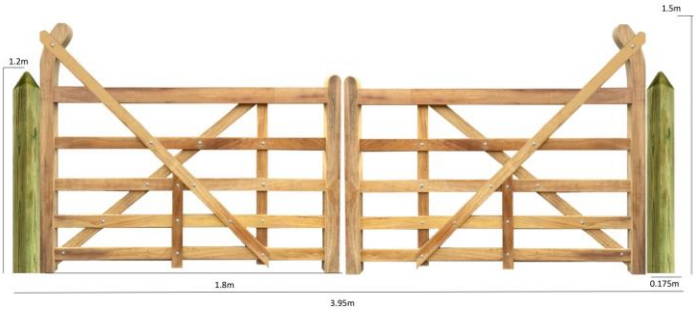
Principle of development including design, scale and amenity impacts including the AONB

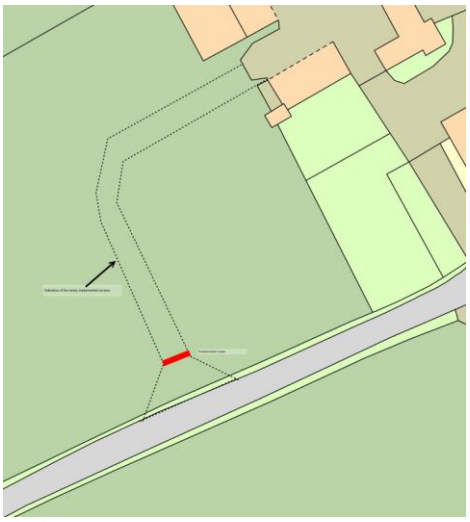
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The site benefits also from a recent Class R consent (PL/2023/04314) to change the use of two of the agricultural buildings to a flexible commercial use (antique furniture storage and distribution) which is at the time of writing this report is not yet implemented.

The proposal should aim to conform to the objectives of Core Policy 57 of the Wiltshire Core Strategy (WCS) which aims to achieve a high standard of design 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.

Planning permission is sought for the installation of a set of double wooden gates and supporting piers at the entrance of the site. The design of the gates with supporting piers and location of the proposed is shown below.





The set of double wooden gated are 1.8 metres each in width and approximately 1.5 metres in height at the highest point and supported by two wooden piers approximately 1.2 metres in height. The entrance as shown below serves the site and is accessed via Dukes Lane.



In planning terms, the proposed gates and supporting piers are relatively minor in scale and only require planning permission by virtue of their height being over 1 metre. Having regard for the overall scale and design of the proposed, officers consider the scheme to be acceptable in planning terms and therefore, not contrary to the requirements of Core Policy CP57 of the WCS.

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.’

Core Policy 51 of the WCS states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

Given the scale, location and design of the proposed, officers consider that the scheme would not have any detrimental impact to the amenity of the area having regard for the use and; would not have any detrimental impact to the special character and appearance of the AONB in which this site is located within.

Highway safety

The proposed gates and supporting piers are to installed at an existing access/egress to the Manor Farm complex approved under planning permission 20/02003/FUL. As a condition of consent imposed onto the permission, prior to the use of the approved access first being brought into use, the existing access/egress to the site was required to be blocked up and evidence of this provided to the Council. A discharge of condition application PL/2023/03893 was submitted to and approved by the Local Planning Authority confirming that these works had taken place.

The Council's Highways Officer has reviewed this application and has returned comments of 'no objection' to this proposal. As such, it is considered that the proposed will not have any detrimental impact to highway safety.

CONCLUSION

For the reasons as outlined within this report, officers are of the opinion that the development conforms to the objectives of Core Policies 51 and 57 of the Wiltshire Core Strategy and the aims of the NPPF. Taking the above into account, the application is not considered contrary to these policies as it does not cause significant material harm that would justify a refusal of planning permission. Therefore, planning permission should be granted for the development.

RECOMMENDATION

Approve with conditions

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:

Site Location Plan Date Received 17.07.23
Proposed Block Plan Date Received 17.07.23
Proposed Gates and Piers Elevation Plan Date Received 24.07.23

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