CASE OFFICER'S REPORT

Application Reference:	PL/2023/05741
Application Type:	Full planning permission
Site Inspection:	03 August 2023
Consultation ends:	11 August 2023
Case officer:	Helena Carney

Site Address:	Marlborough Town Council Recreation Ground, Salisbury Road, Marlborough, SN8 4AE
Proposal:	Extension of Marlborough Town Council's Grounds Department building, demolition of outbuilding, erection of additional storage building with roof top solar PV, installation of EV charging points, track widening, associated works and associated parking.
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51: Landscape
Core Policy 52: Green Infrastructure
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 64: Demand Management

The Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011)

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

- Impact upon amenity of occupiers of neighbouring properties
- Scale, design and materials
- Loss of recreational ground
- Highway safety and parking provision
- Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

RELEVANT PLANNING HISTORY

- K/20271 - Provision of garden maintenance and storage building, approved 01/09/1993

REPRESENTATIONS

Marlborough Town Council: no comment received

Wiltshire Council Highways Officer: no objection

Third party representations: none received at time of writing

ASSESSMENT:

The application site relates to Marlborough Town Council Recreational Ground, accessed via Salisbury Road. The site comprises an access track, parking spaces, recreational ground, and Ground Department buildings.

There are neighbouring properties located to the north and west of the application site. The application site is washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site application site lies within the towns 'recreation ground' which is designated as one of the towns protected spaces.

The proposal:
This application is seeking planning permission for the following key elements:

• Construction of a side extension to the existing Grounds Department building following demolition of an existing shed and greenhouse, constructed with a pitched roof, measuring approximately 4.65m wide x 10.8m deep, 2.85m to the eaves and 4.65m to the ridge;
• Construction of a new greenhouse following demolition of an existing shed, measuring 3.3m wide x 7.6m long, 2.13 to the eaves and 2.79 to the ridge;
• Construction of a detached pitched roof building to house grounds maintenance equipment and vehicles, measuring approximately 9.9m long x 9.15m wide, 4m to the eaves x 6.10m to the ridge;
• Widening of access and creation of 6no. parking spaces.

Impact upon amenity of occupiers of neighbour amenity:
The proposed extension to the existing Grounds Department building and the proposed detached building to the east has the potential to impact upon the occupiers of the neighbouring properties located to the north and west.

The proposed single-storey extension will be constructed on the western side of the existing Grounds Department building. The existing greenhouse attached to the western side of the building and a shed located to the rear will be demolished to facilitate the construction of the new extension. The extension will be constructed approximately 2.5m from the rear boundary of the neighbouring property located to the north (25 Savernake Court) and approximately 1.75m from the shared boundary with the neighbouring property to the west (The Firs). Given the single-storey nature of the extension, it is considered that it will not materially impact upon the occupiers as a consequence of overbearing impact, overshadowing or loss of privacy.

It is also proposed to construct a new greenhouse between the existing Grounds Department building and the boundary with no. 25 Savernake Court. It will replace an existing shed, occupying a smaller footprint and will be set further away from the neighbouring boundary. Given the above,

it is considered that the greenhouse will have a neutral impact upon the occupiers of the neighbouring property as a consequence of overshadowing, overbearing impact or loss of privacy.

The proposed detached building will be constructed approximately 6.5m from the neighbouring properties to the north (24 & 25 Savernake Court). It is acknowledged that the new building will result in additional built form and will be visible from the neighbouring properties. However, given the single-storey nature of the proposals, it is considered that it will not materially impact upon the occupiers of neighbouring property as a consequence of overbearing impact, overshadowing or loss of privacy.

Scale, design and materials:
The adopted Wiltshire Core Strategy (WCS) Core Policy 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality.

The proposed extension to the Grounds Department building will be constructed to an acceptable scale and design and of matching materials (facing brickwork, pantile roof tiles). It will replace an existing greenhouse and considered to be an improvement in terms of visual amenity.

The proposed detached building will be a commercial building, used to store grounds maintenance equipment and vehicles. It will be constructed to between the existing Grounds Department building and the Bowls Club car park, in an area currently used for storing equipment and vehicles outside, enclosed by Heras fencing. A 2.4m high chain link double gate will be erected between the existing grounds building and the new building. The new building will have a pitched roof constructed of profiled SBS roof panels (with solar PV panels installed on the south facing roof slope) with pre-stressed concrete panels lo lower levels on the rear and side elevations, and vertical timber cladding above and on the front elevation, timber sliding doors will be inserted in the front elevation. Given that it is a commercial building, its design, scale and materials are considered acceptable in this instance and will be in keeping with the existing Grounds Department building.

The proposed greenhouse will replace a larger shed in broadly the same location and is considered to be an acceptable design and scale. The greenhouse will be located to the rear of the existing grounds department building and not readily visible from public vantage points.

Loss of recreational ground:
The adopted Wiltshire Core Strategy (WCS) Core Policy 52 requires that development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained.

The proposals involve widening of the vehicular access track and formation of 6no. parking spaces adjacent to the existing Grounds Department building. It is acknowledged that the proposals will result in a loss of recreational ground which is considered unfortunate. However, the amount that will be lost is considered to be minimal in context with the wider recreational ground available and as such it does not give rise to any significant concerns from a planning perspective.

Highway safety highway and parking provision:
As mentioned in the section above, the proposals involve widening of the vehicular access and the formation of 6no. parking spaces. In consideration of the proposals, the council's Highways Officer commented "I am happy that the changes will not lead to a significant negative impact on the users of the adjacent highway and as such I am happy to offer no highway objection".

Given the above, the proposed development does not give rise to any highway safety concerns and is considered an improvement in terms of parking provision.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
The proposed development will be read in context with existing buildings and neighbouring properties and as there will be no encroachment into the open countryside, it is considered that no harm will be caused to the special qualities of the AONB.

Conclusion:
In conclusion the proposals seem fitting with regards to scale, design and materials. The proposal is considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (2)

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 and documents:

Application Form
Planning, Design and Access Statement, July 2023

Plans:
CC/MTC/01, Location Plan
22038.106A, Site Layout/Block Plan
22038.107A, Proposed Plans
22038.108A, Proposed Plans
22038.109, Proposed Elevations
MTC-GREEN-01, Proposed Elevations and Floorplan of Greenhouse

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