CASE OFFICER'S REPORT

Application Reference:	PL/2023/00064
Application Type:	Full planning permission
Site Inspection:	Done for previous app
Consultation ends:	08 August 2023
Case officer:	Ruaridh O'Donoghue

Site Address:	The Inn with the Well, Ogbourne St George, Marlborough, SN8 1SQ
Proposal:	Renewal of Lapsed Planning (ref 19/09521/FUL) for a Mobile Home for Staff Accommodation
Recommendation:	Approve with Conditions

POLICIES
Wiltshire Core Strategy (WCS) 2015:

- CP 1 – Settlement Strategy
- CP 2 – Delivery Strategy
- CP 14 – Marlborough Community Area
- CP 51 – Landscape
- CP 57 – Ensuring high quality design and place shaping
- CP 61 – Transport and new development
- CP 64 – Demand Management

National Planning Policy Framework (NPPF)

Supplementary Planning Guidance:

Local Transport Plan 2011-2026 Car Parking Strategy (March 2011) – Minimum residential parking standards.

ISSUES

- Principle of development
- Design
- Visual impact
- Impact to highway safety
- Impact upon residential amenity

REPRESENTATIONS

- Ogbourne St George Parish Council – No comment
- Wiltshire Council Highways - I note that this is re-submission of a lapsed application. The original application did not raise any highway objections and I am minded to adhere to that position.

ASSESSMENT:

The application concerns the grounds of The Inn with The Well in Ogbourne St George near Marlborough. The pub occupies a triangular plot in the northeastern corner of the village with housing to the south and west and the A340 to the east. The site and its surroundings lie within the NWD AONB.

Permission was granted in 2012 under reference E/2012/1178/FUL for a mobile home for staff accommodation. This was in turn a renewal of planning application K/54739/F. This permission was temporary for a period of three years and expired in 2015. Since then the applicants have claimed that the mobile home has been used for storage but this would have been an unauthorised use before applying to renew the mobile home use in 2019, approved under reference 19/09521/FUL. The current application proposes to renew this temporary permission for a mobile home for staff accommodation.

Principle of Development

The mobile home is located within the built-up area of Ogbourne St George where Development Plan policy allows for new housing development provided it is restricted to infilling. Previous applications were assessed under the Kennet Local Plan, where infilling was also an acceptable form of development with the definitions being broadly similar (the wording in the Kennet Local Plan more or less being used in the WCS). As there has been no real change to Development Plan policy since permission was applied for in 2019, the plot can still be defined as infill development and therefore, acceptable in principle for the stationing of a mobile home for staff accommodation for a temporary period of time.

Temporary permission is suggested as a mobile home is not the type of structure the local planning authority wishes to grant permanent permission for. Whilst it is not best practice to keep granting temporary permission for a site, given the special needs of the applicant and the limited size of the plot, it would not be suitable to grant permanent permission on the land for a dwelling or otherwise. Therefore, if permission is granted, it is recommended that it is just for a temporary period of time.

It is noted that no justification for the mobile home has been submitted, however, it is located in a settlement where this level of residential development is considered acceptable. Had this position been different i.e. an open countryside location, then it would have been prudent for some assessment of need to be provided with the submission papers. However, it is necessary to limit the occupation of the mobile to a person employed by the public house to clarify the terms of the permission as this is what they are applying for.

Design/ Visual Impact

The mobile home is exactly the same as the one that was given temporary consent back in 2019. Its impact on the character and appearance of the area was considered acceptable under the current Development Plan policy (Core Policy 57). With no changes in policy regarding how this issue is assessed, the development is considered to have the same level of impact. The design and its impact on the character and appearance of this part of Ogbourne St George is therefore considered acceptable under Core Policy 57.

The mobile home is well contained within the application site with limited to no external views possible except from the adjoining neighbours' properties. Accordingly, the site remains the same as when the mobile home was assessed in 2019. Therefore, it remains that there will be no significant harm to the visual amenities of the surrounding area or wider AONB landscape.

Highway Safety

There has been no change in circumstances on the site since the original temporary planning permission was granted. As such, the highway conditions from the previous consent should, if planning permission be granted, be carried across i.e. occupied only by someone employed by the pub. This is in line with the advice from the LHA who have adhered to their previous comments.

Neighbour Amenity

Amenity impacts were considered acceptable under the previous application granted in 2019. Since then no changes have occurred to the relationship with the neighbouring properties nor has there been any change in policy in respect of this issue. As such, the development is still considered acceptable. Furthermore, no letters of objection have been received from any of the neighbouring properties.

RECOMMENDATION:
Approve with conditions

Conditions: (3)

1 The mobile home hereby permitted shall be removed and the land restored to its former condition on or before the 12th Septmeber 2026 in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.

REASON: Permission would not normally be granted, but regard has been had to the particular circumstances of the applicant in granting a planning permission of limited duration.

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

Site Location Plan 1:1250
Block Plan 1:500
Floor Plan 1:50
Elevations 1:100

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

3 The occupation of the mobile home hereby permitted shall only be by persons employed at the public house.

REASON: In the interest of highway safety.