Planning Application PL/2023/07923 - Land to the Rear of 1 West View Stockley,

Calne Without Parish Council notes the application for Certificate of Lawfulness.

As a statutory consultee for two previous planning applications relating to the site there were strong objections to the site being granted a change of use and although I note we are not being asked for objections to this application our original objections still stand. I attach copies of our original responses for information.

In relation to this current application, we have been contact by a number of local residents opposed to the potential granting of the certificate.

Having looked at the application we note inconsistencies between the information between the previous planning applications and the information provided in the current application for certificate of lawfulness.

We note in the statutory declarations in PL/2023/07923 There are letters confirming occupation of the site since 2005. However it is noted in 19/11237/ful and 20/06416FUL it is declared that the change of use began on 10/1/2019. We question these inconsistencies and request they are fully explored and investigated prior to a decision being taken.

In relation to complaints regarding the site, it is noted that both times this site has become part of a planning application the Parish Council has received a number of complaints from local residents concerned about the change of use. I note that these comments have also been made as part of the official consultations.

In conclusion, given the history that we are aware of and the complaints and comments we have received from local residents we do not believe this site has existed without complaint for the last 10 years and therefore the certificate of lawfulness should not be granted.

Katherine Checchia

Parish Clerk

Calne Without Parish Council

Calne Without Parish Council
Station House, Black Dog, Calne, Wiltshire SN11 0LU
Email: clerk@calnewithout-pc.gov.uk Tel. 07771888956

James Webster
Planning Department
Wiltshire Council

By email developmentmanagement@wiltshire.gov.uk

6th January 2020

Dear James,

Planning application 19/11237/FUL
Change of use from agricultural buildings to B1 light industrial and storage use
Stockley Hollow, Stockley, SN11 0NP

Thank you for consulting the Parish Council on this application.

The Parish Council would like to submit the following general comments on this application:

1. The application does not include sufficient detail on many aspects of the application to properly allow the Parish to evaluate the impact of the proposal on the surrounding residential properties and the North Wessex Downs AONB.

2. The change of use requested is from agricultural to B1 but identifies that Unit 1 will be used for car repairs which the Parish Council does not believe comes under B1 use but B2 and that any outside storage requires the B8 use class. It is not clear from the application details if outside storage is proposed in the cover yard.

3. There is no indication as to which access points are to be used and if any upgrade or improvement of those is planned.

Notwithstanding this lack of information, the Parish Council having considered the application as submitted would like to object on the following grounds:

1. While the Parish Council supports farm diversification and provision of employment in rural areas, in line with Calne Area Neighbourhood Plan Policy WS1 this is only acceptable when all other policies are complied with and there is no detrimental impact to the surrounding residential uses and landscape. This application does not, in the Parish Council's view, meet those requirements.

2. Access to the proposed development is not made clear on the plans and can only be assumed to be that next to No.1. West View Cottages. This access does not have the required visibility splay which is restricted by the house s and the parked vehicles in the driveways of the adjoining West View Cottages. There is limited space on site for large vehicles to turn and the Parish Council is concerned that this will lead to

vehicles reversing on to the Stockley Lane adding to road safety concerns. This access is not considered to be acceptable for the increased level of usage that would be forthcoming from the development. Concern is also raised that school children currently wait in this location for the school bus.

3. The alternative access by means of Stockley Hollow although having reasonable visibility at the junction with Stockley Road is too narrow for two vehicles to pass and could again cause vehicles to reverse into the mouth of the junction with Stockley Road which is potentially dangerous.

4. Parking levels on the site do not appear to comply with the requirements for the use being proposed, 900m^2 of office space requiring 30 parking spaces. The Parish Council has recently received a complaint about parking in the area leading to the bridleway causing issues of access for emergency vehicles. A lack of on-site parking provision could only exacerbate the parking problems in this area and increase the danger to pedestrians and road users.

5. The proposal is within the North Wessex Downs AONB and yet there is no evidence in the planning application that this has been addressed as part of the design of the development. Wiltshire Core Strategy Policy 51 Landscape clearly states:

   "Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting."

6. The Parish Council considers that the proposal does not demonstrate that it has taken account of the objectives policies and actions of the Management plan and is therefore contrary to the policy. The Parish Council also considers that the proposed use for car repairs would have a detrimental impact on the AONB.

7. Core Policy 34 of the Wiltshire Core Strategy Additional Employment Land identifies conditions under which proposals for employment are supported. The extract below giving the conditions for support in rural areas

   "Outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that:
   i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or
   ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or
   iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or

iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council.
Where they:
a. meet sustainable development objectives as set out in the polices of this Core Strategy and
b. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and
c. are supported by evidence that they are required to benefit the local economic and social needs and
d. would not undermine the delivery of strategic employment allocations and
e. are supported by adequate infrastructure."

8. The Parish Council consider this proposal to be contrary to both parts b and e in that the proposal is not in scale with its location within the residential area of Stockley and would detract from residential amenity. There is no indication in the application that the hours operation would be controlled or details of the lighting to be installed both of which would have a significant impact on residential amenity.

   The development is also not thought to be adequately supported by the infrastructure given that the development does not provide enough parking and the access is not considered suitable for the increased usage.

In conclusion the Parish Council objects to this development proposal on the grounds that is contrary to Core Policies 34 and 51 of the Wiltshire Core Strategy. It would have a negative, unacceptable impact on the North Wessex Downs AONB. It would be detrimental to residential amenity and it is contrary to policy WS1 of the Calne Area Neighbourhood Plan.

The change of use requested in the application is for B1 however it includes a B2 usage which is not acceptable in a residential area. Although the Parish Council understands from the applicants' agent that Wiltshire Concrete had a licence to operate and carried out vehicle maintenance on the site, the Parish Council could find no planning history to establish this as a lawful use.

The access and on-site parking provision are inadequate for the intensification of use that would be brought about by the change of use requested and would exacerbate the road safety issues that are already of concern to local residents.

Yours sincerely,

Sarah Glen
Clerk

Calne Without Parish Council

Station House, Black Dog, Calne, Wiltshire SN11 0LU
Email: clerk@calnewithout-pc.gov.uk Tel. 07771888956

James Webster
Planning Department
Wiltshire Council

By email developmentmanagement@wiltshire.gov.uk

15th September 2020

Dear James,

Planning application 20/06416/FUL
Change of use from agricultural buildings to B1 Storage
Stockley Hollow, Stockley, SN11 0NP

Thank you for consulting the Parish Council on this application.

The Parish Council would like to submit the following general comments on this application:

1. The application does not include sufficient detail on many aspects of the application to properly allow the Parish to evaluate the impact of the proposal on the surrounding residential properties and the North Wessex Downs AONB.

2. The change of use requested is from agricultural to B1 storage but in section 17 of the application form identifies the floorspace as for B1(C) Light industrial. The Parish Council is responding to this application on the basis of a request for B1 (C) revoked, now E(g)iii Industrial processes.

   The Council notes that the application does not cover the current use for car repairs and assumes that this use is to cease. It also notes that there is no application for outside storage which would be a B8 use and therefore not expect any to take place.

3. There is no indication as to which access points are to be used and if any upgrade or improvement of those is planned.

4. Wiltshire Council's interactive map indicates that the site also has an explosive store, the Parish Council request that the relevant Wiltshire Council officers are asked to comment on the safety of this in relation to the current application.

Notwithstanding this lack of information, the Parish Council having considered the application as submitted would like to object on the following grounds:

1. While the Parish Council supports farm diversification and provision of employment in rural areas, in line with Calne Area Neighbourhood Plan Policy WS1 this is only acceptable when all other policies are complied with and there is no detrimental impact to the surrounding residential uses and landscape. This application does not, in the Parish Council's view, meet those requirements.

2. Access to the proposed development is not made clear on the plans and can only be assumed to be that next to No.1. West View Cottages. This access does not have the required visibility splay which is restricted by the house s and the parked vehicles in the driveways of the adjoining West View Cottages. There is limited space on site for large vehicles to turn and the Parish Council is concerned that this will lead to vehicles reversing on to the Stockley Road adding to road safety concerns. This access is not considered to be acceptable for the increased level of usage that would be forthcoming from the development.

3. The alternative access by means of Stockley Hollow although having reasonable visibility at the junction with Stockley Road is too narrow for two vehicles to pass and could again cause vehicles to reverse into the mouth of the junction with Stockley Road which is potentially dangerous. There is also concern that this access is a bridleway. There is no indication in the application that highway access is to be provided.

4. There is no parking shown for Barn1 (Unit 2). The Parish Council has recently received a complaint about parking in the area leading to the bridleway causing issues of access for emergency vehicles. A lack of on-site parking provision could only exacerbate the parking problems in this area and increase the danger to pedestrians and road users.

5. The proposal is within the North Wessex Downs AONB and yet there is no evidence in the planning application that this has been addressed as part of the design of the development. Wiltshire Core Strategy Policy 51 Landscape clearly states:

   "Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting."

6. The Parish Council considers that the proposal does not demonstrate that it has taken account of the objectives policies and actions of the Management plan and is therefore contrary to the policy.

7. Core Policy 34 of the Wiltshire Core Strategy Additional Employment Land identifies conditions under which proposals for employment are supported. The extract below giving the conditions for support in rural areas

   "Outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that:
   i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or
   ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or
   iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or
   iv. are considered essential to the wider strategic interest of the economic

development of Wiltshire, as determined by the council.
Where they:
a. meet sustainable development objectives as set out in the polices of this Core Strategy and
b. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and
c. are supported by evidence that they are required to benefit the local economic and social needs and
d. would not undermine the delivery of strategic employment allocations and
e. are supported by adequate infrastructure."

8. The Parish Council consider this proposal to be contrary to parts b c and e in that the proposal is not in scale with its location within the residential area of Stockley and would detract from residential amenity. There is no indication in the application that the hours operation would be controlled or details of the lighting to be installed both of which would have a significant impact on residential amenity.

   The application form indicated that there will be no employment from this in section 18 and is therefore not supported by evidence that the development is required to benefit the local economic and social needs by providing employment opportunities.

   The development is also not thought to be adequately supported by the infrastructure given that the development does not provide enough parking and the access is not considered suitable for the increased usage.

In conclusion the Parish Council objects to this development proposal on the grounds that is contrary to Core Policies 34 and 51 of the Wiltshire Core Strategy. It would have a negative, unacceptable impact on the North Wessex Downs AONB. It would be detrimental to residential amenity and it is contrary to policy WS1 of the Calne Area Neighbourhood Plan.

Although the Parish Council understands from the applicants' agent that Wiltshire Concrete had a licence to operate and carried out vehicle maintenance on the site, the Parish Council could find no planning history to establish this as a lawful use.

The access and on-site parking provision are inadequate for the intensification of use that would be brought about by the change of use requested and would exacerbate the road safety issues that are already of concern to local residents.

Yours sincerely,

S Glen

Sarah Glen
Clerk