Canal & River Trust
Making life better by water

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Your Ref PL/2023/08970

Our Ref CRTR-PLAN-2023-40201

Tuesday 14 November 2023

Dear Angela Ellis,

Proposal: Removal of modern porch structure, new door joinery, removal of asbestos roofing on curtilage listed structures, new fencing and associated external works

Location: Wharf Cottage, 553, Canal Bridge, Semington, Trowbridge

Waterway: Kennet & Avon Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following general advice:

The proposal seeks to remove modern alterations to the GII Listed heritage asset and to replace with more sympathetic in-keeping traditional details which adds value to the aesthetic value of the heritage asset, as such the proposal is deemed to be acceptable.

It is recommended that the proposed lean-to shed roofing also utilises a traditional slate finish, not the GRP sheet as noted on the proposal drawings.

The D&A shows photographs of a mature hedge line along the north boundary (to the K&A Canal) which the proposal drawings shows as replaced with new timber picket fencing. The hedgerow does not appear on either the existing or proposed site plan drawings. Whilst the uncovering of the wharf detail is welcomed the removal of the hedgerow and its replacement with a picket fence will reduce the privacy of the occupiers and have an ecological impact. We request that the Councils ecologist is consulted regarding the possible need for the removal for a hedgerow removal notice.

The erection of this fence and works to the former wharf should comply with the Trusts' 'Code of conduct for works affecting the Canal & River Trust' as works in such close proximity to the canal have the ability to damage the canal infrastructure or result in pollution of the waterway.

Other Matters

As well as a result of the proximity of the proposed fence to the Kennet & Avon Canal, a covenant on the sale of the building (which was previously owned by British Waterways (predecessor to the Canal & River Trust requires the applicant to comply with the Trusts 'Code of conduct, as mentioned above. Details of which can be

Canal & River Trust Planning Team
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T: 0151 355 5017 **E:** nationalwaterwaysmuseum@canalrivertrust.org.uk **W:** canalrivertrust.org.uk

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found at Undertaking works on our property and our code of practice | Canal & River Trust (canalrivertrust.org.uk).

Informative

Should planning permission be granted we request that the following **informative is** appended to the decision notice:

1. The applicant is advised that the property was formerly owned by the Canal & River Trust (previously British Waterways) and is the subject of restrictive covenants. In addition, the application proposes work which must comply with the Trust's 'Code of Practice for works affecting the Canal & River Trust'. The applicant is advised to contact the Trust's Infrastructure Services Team by email to TPWSouth@Canalrivertrust.gov.uk to discuss these matters.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Jane Hennell MRTPI
Area Planner

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https://canalrivertrust.org.uk/specialist-teams/planning-and-design

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