Wiltshire Council Planning Consultation Response

16/11/2023

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Application No: **PL/2023/09499**
Discharge of condition 8 i) relating to application PL/2023/00289 – Variation of condition 2 (approved plans) of consent PL/2021/08329 to allow for changes to materials and design
Land Corner Of New Park Street and Northgate Street, Devizes, SN10 1JJ

Please find following comments in respect of the above application(s).

Recommendations:

X	No Comment
	Support
	Support subject to conditions (please set out below)
	Object (for reasons set out below)
	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the

significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Site: the site is a prominent corner site located within Devizes Conservation Area and affects the setting of a number of listed buildings in the centre of the town.

Proposal: the proposals seek the redevelopment of the site in a positive manner in order to conservation and enhance the area.

Relevant planning history: PL/2021/08329 - Demolition of existing workshop and warehouse buildings and replacement with 9 dwellings, with parking, gardens and associated works (approved)

Issues: impact on the character and appearance of the conservation area, impact on the setting of neighbouring listed buildings.

Assessment: This proposal is located in Devizes Conservation Area and affects the setting of a number of listed buildings.

Condition 8 states:
i) There shall be no first occupation of any of the dwellings hereby permitted until there has been submitted to and approved in writing by the local planning authority a Site Management Plan relating to the Managed Areas as outlined blue on drawing No.P1_B-1963-PLANNING1.dwg Rev. B. The Site Management Plan must include:
a) Details of responsibilities and arrangements for management and maintenance of the Managed Area,
b) Maintenance requirements and regimes for:
(i) Surface water drainage system, including necessary cleaning/ maintenance of paving,
(ii) The corner amenity area between plots 3 and 4 and the frontage of plots 1-3,
(iii) The area adjacent to Plot 9 outside the plot's boundary wall,
(iv) The car parking area including markings for parking bays and EV charging facilities,
(v) The shared/ communal pedestrian accesses areas and the gate from Northgate Street, and
(vi) The shrub bed adjacent to Plot 9.
c) A process for review of the Plan when required, including a requirement for any material changes to the Plan to be approved in writing by the local planning authority
ii) Following first occupation of the development the Managed Areas shall thereafter be managed and maintained at all times in accordance with the so-approved Site Management Plan.

REASON
To ensure that appropriate management and maintenance is in place for communal areas of the site in the interests of controlling flood risk, ensuring continued vehicle parking and charging facilities and in ten interests of public safety and the character and appearance of the Devizes Conservation Area

Conservation comments: The details for the arrangements for management and maintenance are considered acceptable and no further comments are considered necessary.