CASE OFFICER'S REPORT

Application Reference:	PL/2023/09314
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	27 November 2023
Case officer:	Jonathan James

Site Address:	Hales Farm, The Green, Urchfont, Devizes, SN10 4QU
Proposal:	Discharge of condition 13 of planning application PL/2022/03063 (Variation of Condition 2 of 19/11986/FUL Relating to Approved Plans to Allow Amendments to Road Layout and House Designs)
Recommendation:	Approve

POLICIES

Wiltshire Core Strategy (WCS) (2015) policies:
• Core Policy 51 – Landscape
• Core Policy 57 – Ensuring Quality High Design and Place Shaping
• Core Policy 58 – Ensuring the Conservation of the Historic Environment

• Urchfont, Wedhampton and Lydeway Neighbourhood Plan 2015 – 2026

Supplementary Planning Guidance:
• Urchfont Conservation Area Statement (2002)

The National Planning Policy Framework (NPPF) (2023)

Planning Policy Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

s.16(2)
s.66(1)
In respect of listed buildings, the council must 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

Above the various tiers of planning policy and guidance is the over-arching statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special regard to the desirability of preserving the character and appearance of the conservation area (S72).

CONSULTATION RESPONSES

Town/Parish Council – N/a

REPRESENTATIONS

WC Conservation Officer – Comments; The schedule of finishes for stains and paint is considered acceptable. I would however comment that the mortar colour would be better in natural lime colour rather than Red as proposed for the brickwork.

Third party comments: N/a

SITE HISTORY

• PL/2022/03063 - Variation of Condition 2 of 19/11986/FUL Relating to Approved Plans to Allow Amendments to Road Layout and House Designs – approved conditionally

ASSESSMENT

The application before the Council is for the discharge of condition 13 of planning consent PL/2022/03063.

Condition 13 states: “No paint or stain finish shall be applied to external timber (including, fencing, external walls and window joinery, until details of the paint or stain to be applied have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first occupied.

REASON: In the interests of visual amenity and the character and appearance of the area and to protect the character of the Conservation Area and setting of local heritage”.

Condition 13 requires details of the finish to be applied to external timber. A materials schedule has been provided in support of the application and comments have been received from the conservation officer on the details submitted. They consider that the schedule of finishes for stains and paint is considered acceptable. Comments are also made with regard to other materials on the schedule, however, this detail has been submitted in relation to the finish to external finishes for stains and paint and it is this detail that is being considered on this application. On this basis the requirements of condition 13 can be considered to have been addressed.

Conclusion/planning balance

In conclusion it is considered that the submitted details, namely the materials schedule received, is adequate to satisfy the requirements of condition 13 of planning consent PL/2022/03063. Development shall be carried out in accordance with the approved details.

RECOMMENDATION:
Approve

I can confirm that the finish to the external timber elements of the scheme as described within the submitted ‘materials schedule’ are considered acceptable to satisfy the requirements of condition

13 of planning consent PL/2022/03063. Please note that development must be carried out in accordance with the approved details.

Please ensure that a copy of this correspondence is kept with the decision notice. If you have any queries, please contact the case officer on their details below.