CASE OFFICER'S REPORT

Application Reference:	PL/2023/08703
Site:	Land to the West of the Great Durnford Estate, Amesbury Down, Great Durnford, SP4 6AZ
Date site notice posted:	N/A
Publicity Expired:	17.11.2023
Extended Target Date:	04.12.2023

SITE DESCRIPTION:

The site is situated in designated countryside, as defined by the Wiltshire Core Strategy (WCS). It is approximately 1.3 kilometres to the east of the Small Village of Great Durnford; 1.96 kilometres to the west of the Market Town of Amesbury; and is within the Amesbury Community Area, as defined by WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area). The site is surrounded on all sides by fields/open countryside and is served off the narrow country lane to the southeast that runs between Great Durnford and Amesbury to the west and east of the site respectively. On the opposite side of the lane, a group of agricultural buildings and farm houses exist, but these are shown to be outside of the Applicant's ownership/the blue land. A mature tree belt runs immediately along the southern boundary of the site. On the other side of the tree belt, running parallel to and approximately 24 metres away from the southern boundary of the site, is a public bridleway (Ref: DURN2).

The site is situated in a Special Landscape Area, as defined by saved Salisbury District Local Plan (SDLP) policy C6. Whilst the site is in Flood Zone 1; is in an area of low ground water risk; is under a hectare in size; and is some distance from any rivers, it is situated within the catchment of the River Avon Special Area for Conservation (SAC). It is also situated within 6 kilometres of the Salisbury Plain Special Protection Area (SPA).

As can be seen in PLAN 1 below, the site currently consists of two large, modern, agricultural barns. The first is positioned centrally along the southern boundary of the site and measures approximately 18.52 x 9.51 metres in footprint, extending to approximately 7.2 metres to its ridge. The existing building is currently used as a grain store. It has metal cladding on three elevations; and a metal clad roof. Sliding doors infill the remaining elevation. The building is positioned on a concrete slab.

The second building is situated behind the first and is of much larger footprint. It is currently used for the storage of hay and is entirely open on its front. No planning history exists for the buildings on the site but the Applicant's Agent previously confirmed that it was built as a much larger building in 1982; suffered fire damage in 2002; and the second hay storage barn was built in 2002 as a replacement for the part of the building that was lost to the fire. Both buildings are therefore over 4 years old and are thus immune from enforcement.

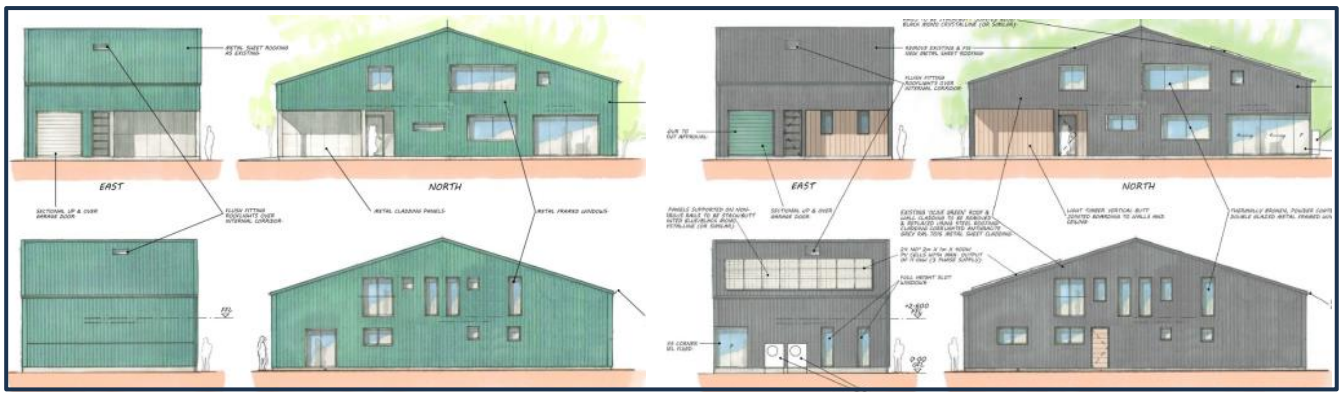


PLAN 1: Location Plan

Prior Approval was granted in 2022, under the Class Q of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) (GDPO) process. This agreed scheme involved the demolition of the existing hay barn and the conversion of the frontage grain store to provide a 4 bed dwelling (considered under ref: PL/2022/08110). This consent remains extant but has not yet commenced or been implemented on site.

PROPOSAL:

This is a full application proposing a similar scheme to that which was considered to satisfy the Class Q criteria submitted and approved under ref: PL/2022/08110. This application however seeks to make a number of changes to the detailed scheme that has previously been agreed and as some of these proposed changes go beyond the scope of a Class Q application, a full application has therefore been submitted to gain full planning permission for both the conversion and change of use of the building; as well as the external alterations to its finish and design. This application is therefore applying for full planning permission, but the Class Q prior approval is still extant and thus remains a legitimate fallback position, providing a material consideration for the determination of this application.



PLAN 2: Comparison Plans Showing the PL/2022/08110 Approval and Current Proposals

In detail, the proposals now therefore involve the conversion of the main frontage barn into a detached, 4 bedroom dwelling. The footprint, height and existing steel framed structure of the existing building will remain unchanged from its current form and massing. As can be seen by PLAN 2 above, the main elements now involved in the detailed conversion works include the following:

- The existing hay barn is to be demolished
- A formal residential curtilage to serve the new dwelling is to be created around the existing grain store building
- A landscaping scheme is proposed, including the provision of 7 new trees and boundary hedgerows
- The existing olive green metal cladding on both walls and roof is to be replaced with dark grey metal standing seam cladding with some timber clad highlights being used in the under croft parking area
- A package treatment plant is proposed on the land where the hay barn is currently sited, to the west of the frontage building
- 24 solar panels are to be positioned on the western roof slope of the converted building
- 2 air source heat pumps are to be positioned on the western elevation
- The insertion of new ground floor fenestration on the western elevation, over and above those agreed as part of the Class Q conversion works
- Changes to the ground floor fenestration previously agreed on the northern elevation
- Changes to the first floor fenestration previously agreed on the southern elevation
- The change of a ground floor window previously agreed on the southern elevation to a pair of glazed doors

The application is accompanied by a Planning Statement.

RELEVANT PLANNING HISTORY:

PL/2021/1175	Notification for Prior Approval under Class Q for a Proposed Conversion of One Agricultural Building into a Residential Dwelling (Use Class C3). Refused – 16.03.2022

This prior notification application was refused for the following reason:

1) *The proposed design and external appearance of the resultant residential conversion of the existing agricultural barn is not considered to represent a beautiful, good quality, nor well designed home and will thus represent an inappropriate, ill proportioned, strident and jarring form of development in this special landscape area. The proposals do not therefore satisfy the provisions of the National Planning Policy Framework; the National Design Guide; or the requirements of criterion (f) of Paragraph Q.2 of Class Q, of Part 3, or Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)*

PL/2022/08110	Notification for Prior Approval under Class Q for the Conversion of Existing Grain Drying Barn to C3 Residential Use to Create One New Dwelling. Permission – 15.12.2022

PL/2023/05354	Demolition of existing buildings and the erection of one detached dwelling (Use Class C3), hard and soft landscaping and associated works. Withdrawn

This latter application was withdrawn before it could be determined because it was heading for refusal. It was heading for refusal for the following reasons:

- It was considered that as the dwelling did not have any functional association and was not required in this location for the purposes of agriculture, that a farmhouse styled design (shown in PLAN 3 below) and new siting would be a bit contrived and look odd in the landscape
- The resiting of the dwelling only served to further domesticate the site encroaching the residential character further into the countryside
- The agrarian character of the approved conversion scheme would be lost.
- The site is quite visible in the landscape from many places along the lane from Amesbury and so the introduction of unnecessary/unjustified domestic residential vernacular into this setting was not therefore considered to be appropriate or in keeping with the character of the area.
- The Council's Landscape Officer confirmed that the proposed design and siting would have a detrimental impact for the landscape character and setting of this Special Landscape Area



PLAN 3: Previously Proposed Replacement Dwelling (Considered Under Ref: PL/2023/05354)

POLICIES:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG)

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

H30 – Replacement Dwellings in the Countryside
C6 – Special Landscape Areas
R2 – Public Open Space

Wiltshire Core Strategy (January 2015) (WCS):
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP3 (Infrastructure Requirements)
CP4 (Amesbury Community Area)
CP43 (Providing Affordable Housing)
CP48 (Supporting Rural Life)
CP50 (Biodiversity and Geodiversity)
CP51 (Landscape)
CP57 (Ensuring High Quality Design & Space Shaping)
CP60 (Sustainable Transport)
CP61 (Transport & Development)
CP62 (Development Impacts on the Transport Network)
CP64 (Demand Management)
CP69 (Protection of the River Avon SAC)
Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)
Achieving Sustainable Development SPG (April 2005)
Wiltshire Local Transport Plan – Car Parking Strategy

REPRESENTATIONS:
Highways – No Objection subject to Conditions

- This application in highway terms is the same as the previous applications PL/2021/11751, PL/2022/08110 & PL/2023/05354. Therefore my comments are similar to previous comments given and I have no objection in principle.
- The previous applications were supported with a visibility plan
- I can confirm that the visibility of 2.4m x 61m is shown on the location plan is adequate
- Having visited the site, I note that the road to it is largely single track, however there are passing places along its length.
- According to accident data, no accidents have occurred in the vicinity of this site.
- The existing access is currently utilised by agricultural vehicles which tend to be larger vehicles and slower moving.
- Taking account of the existing use and types of vehicles compared to the proposed use and types of vehicles, and speeds of vehicles using the road, it is considered that the vehicle access and visibility demonstrated for the previous applications is adequate for the proposal.
- Therefore should you be minded to support the development, please attach conditions to any permission

Landscape – No comments received

Ecology – No Objection subject to Conditions

- In the absence of an ecology assessment submitted to this application, this consultation response is based on the information available through our mapping systems along with the documents and other consultations submitted to this application and the previous applications on this site.

- There is no requirement for further protected species surveys on the building to be demolished since the barn does not appear to offer significant potential to support these species.
- However, if this application is approved the conditioned Construction Environment Management Plan (CEMP) should include suitable measures in the low likelihood that barn owls are identified within the site.
- The CEMP should also include measures such as noise and dust avoidance and mitigation measures along with no night-time working and no artificial light spill on to the surrounding habitat.
- The habitat creation detailed in drawing "22/3414/300 C" (Date: 04/10/2023 by R.R.P.L) is considered sufficient to ensure no net loss in functionality of the area for biodiversity and we request it is conditioned if this application is approved.
- This application lies within the 6.4km buffer zone of the Salisbury Plain SPA and is within 1km of known stone curlew nest plots.
- In light of the HRA for the WCS and the HRA for the WHSAP it is screened into Appropriate Assessment (AA) due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects.
- In April 2023 Natural England (NE) confirmed that the 2018 AA for Salisbury Plain continues to be supported by NE.
- That AA reached a conclusion of no likely significant effect on the conservation objectives of the SPA, for development within 6.4km of the SPA boundary provided that the mitigation scheme continues to be implemented.
- Annual stone curlew monitoring and protection measures continue to be secured by the Council.
- A test of likely significance has been carried out as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development combined with the:
  - separation of over 500m between the known stone curlew nest plots and the application site
  - visual screening from existing vegetation screening between the plots and the application site
  - existing footpaths in this area around the application site and the plots creating some existing disturbance and consequently no significant increase is anticipated

  Any temporary construction impacts and operational impacts would be de-minimus.
- The HRA has concluded that the application is not likely to have significant impacts on the Salisbury Plain SPA and an AA is not required.
- This development also falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.
- AA under Section 63 of the Habitats Regulations must be carried out by the LPA to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.
- The Planning Statement (October 2023, by Atlas Planning) and drawing "22/3414/300 C" confirm the proposed development meets Natural England's Small scale Thresholds Assessment Criteria.
- The HRA has concluded that the application is not likely to have significant impacts on the Hampshire River Avon SAC Catchment and an AA is not required.

Durnford Parish Council – No Objection subject to conditions

- No objection subject to the second barn being demolished.

Letters – None

ISSUES:

The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities
- Highway Safety
- Ecology
- CIL/S106

PLANNING ASSESSMENT:

Principle:

As is identified above, the site is situated in designated countryside, some distance from the Market Town of Amesbury or the Small Village of Great Durnford, as defined by WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area) and therefore does not have ready access to any local services or facilities. Furthermore, no pavements, lighting or bus services to the village or town exist from the site. It is therefore clear that any future occupier of this building will be reliant on the private car to access the site and local services and it is therefore considered to be an unsustainable location where there is a general presumption against new development, particularly of a residential nature.

However in line with paragraph 4.25 of the WCS, there are a number of exceptions to this general principle of restraint, the most relevant to this application being the provisions of CP48 (Supporting Rural Life). Saved SDLP policy H30 is also considered to be relevant, although the application does not involve a full replacement of the existing building.

WCS Policy CP48 (Supporting Rural Life):

WCS policy CP48 (Supporting Rural Life) allows for the conversion of rural buildings for other purposes subject to a number of criteria. In the first instance it confirms that employment, tourism and cultural uses need to be considered before a conversion to residential uses will be accepted. It then only allows the conversion if the building is *'…structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building…The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas…The building can be served by adequate access and infrastructure…The site has reasonable access to local services…The conversion or re-use of a heritage asset would lead to its viable long term safeguarding*'.

In this instance the existing barn is not of any historical merit and consists of a modern steel framed grain store building that is clad with metal cladding. It is in fairly good condition but one of the elevations is only infilled with a roller door. The proposals involve the recladding of the building in its entirety; the infilling of the roller door elevation; the installation of new fenestration on all of its elevations; the creation of an under croft garaging area; and the addition of solar

panels and air source heat pumps. It is considered that the level of work identified and required in order to make this building habitable or useable for other purposes, go well beyond the provisions accepted by WCS policy CP48 (Supporting Rural Life).

In addition no evidence has been provided that suggests that the building has been considered for any alterative uses other than as a residential dwelling. It is not therefore considered that the proposals as put forward, comply with the provisions of CP48 (Supporting Rural Life) and are therefore unacceptable in principle.

Other Material Considerations:
However, as is also identified above, the existing grain store already benefits from prior approval for its conversion into a single dwelling, which was achieved under the GDPO Class Q process (Ref: PL/2022/08110). Whilst this approved works have not yet commenced on site and the approval expires in 2 years, it does currently remain extant and it is still possible to fully implement the approval. This scheme therefore represents a legitimate fallback position for the site. This extant permission involving the use of the site for one dwelling therefore represents a material consideration for the assessment of these current proposals.

The issue of fallback has been well established in case law. In recent appeal decisions, Planning Inspectors have confirmed that in such instances, the potential harm in terms of a policy conflict with policies such as WCS CP1 (Settlement Strategy), CP2 (Delivery Strategy) and even CP48 (Supporting Rural Life) would be reduced by the fact that permission for a dwelling on the site already exists and therefore any harm in this regard would be the same as if the barn were converted in line with the Class Q approval. Therefore, where there is also a greater than theoretical possibility that the fallback position would be implemented, such a fallback position is given significant weight and Inspectors are only assessing if the proposed dwelling would result in any significant impacts over and above the permitted scheme(s).

Saved SDLP Policy H30:
Saved SDLP policy H30 concerns replacement dwellings in the countryside. Whilst this proposal does not involve a replacement of the building in its entirety; as has been discussed above, the level of work involved in the conversion of the building, would take the proposals beyond a strict conversion as required by WCS CP48 (Supporting Rural Life) and therefore the works are tantamount to a replacement building. As the building has a fallback consent for its use as a dwelling, it is therefore considered that the replacement dwelling policy is a relevant consideration.

This policy states:

The replacement of an existing dwelling in the countryside will be permitted provided that:

(i) the proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling;
(ii) the design of the new dwelling is of a high standard and is appropriate to the rural surroundings;
(iii) the siting of the replacement dwelling is closely related to that of the existing;
(iv) current parking and access standards can be met; and
(v) the existing dwelling has not been abandoned.

The previously withdrawn scheme proposing a replacement building on a different siting was considered to fail points (ii) and (iii) of this policy. However, for this application, this policy provides a steer as to how to assess works that go beyond WCS policy CP48 (Supporting Rural Life) conversion works and therefore suggests, that with consideration of the fallback scheme, the proposed alterations/changes to the building could be acceptable in principle as long as the impact for the rural area is no greater than the extant approval. Therefore even though this proposed conversion would not satisfy the provisions of WCS policy CP48 (Supporting Rural Life) regarding conversion; it is considered that changes to the scheme in order to improve the habitability and sustainability of the dwelling could be accepted in line with saved SDLP policy H30, provided that they do not result in any additional harm compared with the extant Class Q scheme.

This acceptability is therefore subject to the detail in terms of design; implications for the character of the area; highway safety; neighbouring amenities; and ecology. These matters will therefore be addressed in more detail below.

Character & Design:
The site is in an area known as 'Amesbury Down', which is also designated as a Special Landscape Area. It is a tranquil, rural and unsettled landscape, which provides the backdrop to the Upper Avon Chalk River Valley character area to the west. It also acts as a buffer between MoD Boscombe Down/Amesbury (to the east of the A345) and the Stonehenge World Heritage Site (WHS) (1.8 kilometres to the west). The only development within the area of the site is North Farm House, a couple of houses on the edge of Great Durnford and Chemring/High Post (to the south) otherwise the site and existing buildings are situated in a landscape that is relatively unspoilt. As was established as part of the assessment of the last/withdrawn replacement dwelling application, the site is however quite prominent in both longer distance and short distance views along the road leading from Amesbury.

The proposed development involves the 'conversion' of an existing agricultural grain store. The existing building is of modern construction that consists of a metal frame that is clad with dark green metal sheeting on three elevations. The fourth elevation is infilled with metal sliding doors. The roof is also clad with metal sheeting. Internally half (ground upwards) of the 3 enclosed walls are infilled with further concrete panels. The floor consists of a concrete slab base.

In this instance the existing building is of functional design. It has not been the subject of any planning permission or assessment in the past and therefore the Local Planning Authority has had limited scope to control its size, design, appearance or finish to this point. The existing building is however of a size, height and finish that is appropriate for its function as a grain store. It is of significant size befitting its current use but is neither attractive nor domestic in appearance or scale. It is of fairly temporary construction and was never envisaged for its long term use as a dwelling.

In addition, whilst the existing tree belt along the southwestern boundary of the site screens the majority of the existing building from the nearby public bridleway (especially in summer months), the existing building is still very visible in this special landscape character area both from the main road and the access point. The building can also be seen from some distance away along the lane as a result of its slightly crowning topography and industrial height/scale.

Any changes to this building or domestication of the site is thus likely to be fully appreciated from the public domain.

Whilst the existing grain store is of limited architectural merit it has a functional design that is typical of such a rural landscape. The extant Class Q scheme made changes to its appearance and included some domestication in the form of fenestration and parking, but generally retained its agricultural character. It also secured the demolition of the hay barn thus reducing the built development on the site. Overall it was therefore considered to create a well designed and beautiful home that would maintain an agricultural visage and thus would have negligible additional impact on the character and appearance of the landscape and the setting of the WHS.

The current proposals involve further alterations to the building and for the existing olive green cladding to be replaced in its entirety; additional fenestration changes; and the installation of solar panels and air source heat pumps which all have potential to add to the domestication of the site and create a strident form of development in this otherwise unspoilt landscape.

However in this instance it is considered that the proposed changes are minimal and will have limited additional impact on the design and character of the site or its impact in the landscape. The new cladding is of dark grey colouring and is still a metal finish and will therefore retain an agrarian vernacular. Its dark colouring will continue to subdue the appearance of the building and ensure it is no more prominent in the landscape than the existing building, especially as there are no changes to the footprint, height, siting or orientation of the building. The changes to fenestration are generally on elevations that are less prominent from the public domain and/or will hardly be noticeable. The proposed solar panels and air source heat pumps are also to be positioned on the western elevation which faces away from the main road both from the site access and in the longer distance views along the lane.

The addition of landscaping; improved insulation; solar panels and air source heat pumps will also serve to improve the sustainability of the building creating a better quality home, which is all welcomed and supported. Overall it is therefore considered that the proposed changes to the appearance and design of the dwelling will have negligible additional impact or harm for the appearance of the building or character of the area/landscape setting than the fallback scheme in this regard and is thus found to be acceptable.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself. The NPPF further confirms that planning should '*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*'. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

The site is not situated immediately adjacent to any residential dwellings, other than the farm houses situated on the opposite side of the road. As is discussed, no changes are proposed to the height, massing or position of the building and so it is not considered that any new issues in terms of dominance and loss of light will be created by the scheme. Furthermore, the

proposed changes to the previously agreed fenestration are unlikely to result in any additional potential for overlooking. The potential noise impacts of a single dwelling house, are also unlikely to be significant and will be far less than would be generated by an agricultural use of the site. The proposals are therefore also considered to be acceptable in this regard.

Highway Safety:
The site is situated in the countryside, served by a country lane which is narrow and mostly single lane for most of its length. However passing places do also exist along its length. The lane is well used by people travelling between Amesbury and the Woodford Valley/Salisbury. The road is subject to a national speed limit of 60 mph and therefore a 215 metre visibility splay should be provided at the access point, either over land within the Applicant's control or within the public highway. Such a visibility splay cannot however be achieved at this site.

The Highway Authority has however confirmed that there are no recorded accidents that have occurred in the vicinity of this site. The access is also existing and is already used to serve the existing agricultural uses at this part of the holding. It is thus currently used by agricultural vehicles which tend to be larger vehicles and slower moving than a car. Taking account of the existing use and types of vehicles concerned; comparing it against the proposed use and types of vehicles likely to be attracted to a residential use of the site; and the speeds of vehicles using the road, the Highway Authority has confirmed that the vehicular access and visibility demonstrated on the submitted plans (of 2.4 x 61 metres) is adequate to serve a single dwelling, as proposed, in this instance, especially with the removal of the hay barn.

In addition, a total of 3 onsite parking spaces are identified to serve the proposed 4 bedroom house, and there is adequate turning facilities on the site. This provision complies with the Council's adopted parking standards. The proposed conversion is therefore considered to be acceptable in terms of highway safety too.

Ecology:
No ecological assessment has been submitted in support of this application, but from the information available through our mapping systems along with the documents and other consultations submitted to this application and the previous applications on this site, the Council's Ecologist has confirmed that there is no requirement for further protected species surveys to be carried out on the building to be demolished since the barn does not appear to offer significant potential to support these species. However a Construction Environment Management Plan (CEMP) will be necessary which should set out suitable measures in the low likelihood that barn owls are found during the construction works. The CEMP will also secure other mitigation; and the proposed habitat creation (which can also be conditioned) is considered sufficient to ensure no net loss in functionality of the area for biodiversity. Overall the Council's Ecologist has therefore raised no objection in terms of the potential impact for protected species and biodiversity.

Salisbury Plain SPA:
As is identified above, the site lies within the 6.4km buffer zone of the Salisbury Plain SPA and is within 1km of known stone curlew nest plots. In light of the HRA for the WCS and the HRA for the WHSAP it is screened into Appropriate Assessment (AA) due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects. In April 2023 Natural England (NE) confirmed that the 2018 AA for Salisbury Plain continues to be supported by NE. That AA reached a conclusion of no likely significant effect on the

conservation objectives of the SPA, for development within 6.4km of the SPA boundary provided that the mitigation scheme continues to be implemented. Annual stone curlew monitoring and protection measures continue to be secured by the Council.

A test of likely significance for this scheme has been carried out as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development combined with the:

- separation of over 500m between the known stone curlew nest plots and the application site
- visual screening from existing vegetation screening between the plots and the application site
- existing footpaths in this area around the application site and the plots creating some existing disturbance and consequently no significant increase is anticipated

any temporary construction impacts and operational impacts would be de-minimus. The HRA has concluded that the application is not likely to have significant impacts on the Salisbury Plain SPA and an AA is not therefore required.

River Avon SAC:

This development also falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. AA under Section 63 of the Habitats Regulations must therefore be carried out by the LPA to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

In this instance, the Planning Statement (October 2023, by Atlas Planning) and submitted plans confirm the proposed development meets Natural England's Small scale Thresholds Assessment Criteria. The HRA has concluded that the application is not therefore likely to have significant impacts on the Hampshire River Avon SAC Catchment and an AA is not required.

Drainage:

As is identified above, a package treatment plant is proposed to serve the site. This is to be positioned in the field to the west of the new conversion on the siting of the demolished hay barn. The Environment Agency has set out a hierarchy for drainage strategies and package treatment plans should only be considered if there are no other alternatives. In this instance the applicant has confirmed that there is no mains drainage in the area and therefore on site provision needs to be created. The proposed drainage strategy is therefore considered to be acceptable in this instance and will be controlled further as part of the latter building regulation approval stages.

CIL/S106:

WCS policies CP3 (Infrastructure Requirements) and CP43 (Providing Affordable Housing); and SDLP policy R2 all require contributions towards affordable housing and public open space provision from any net gain in the number of dwellings in the area. However following subsequent ministerial advice and the updated NPPF, these policies now only apply to sites of 10 dwellings or more and therefore there is no longer a requirement for such contributions from this application proposing only 1 new dwelling.

However, as of May 2015, Wiltshire Council adopted the Community Infrastructure Levy (CIL). Therefore this proposal may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A note highlighting this requirement to the applicant will therefore be attached to the decision accordingly.

CONCLUSION:
Whilst the detailed conversion works now proposed are considered to go beyond what would be acceptable under the provisions of WCS policy CP48 (Supporting Rural Life); given that the site already benefits from a Class Q conversion approval which represents a legitimate fallback position; and there is provision in the adopted Development Plan for replacement dwellings, it is considered that the proposals are acceptable in principle. The detailed design and proposed landscape strategy is not considered to result in any additional implications for the character of the area; or design of the existing building; neighbouring amenities; highway safety or ecology. The proposals are recommended for permission accordingly.

RECOMMENDATION:
Permission subject to Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

   Application Form & Certificate
   Ref: 22/3414/LOC3 Rev A – Location Plan. Received – 09.10.2023
   Ref: 22/3414/300 Rev C – Proposed Site/Roof Plan. Received – 09.10.2023
   Ref: 22/3414/301 Rev A – Proposed Floor Plan. Received – 09.10.2023
   Ref: 22/3414/302 Rev B – Proposed Elevations. Received – 09.10.2023

   REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3. No development shall continue above slab level on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

   REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

   - location and current canopy spread of all existing trees and hedgerows on the land;
   - full details of any to be retained, together with measures for their protection in the course of development;
   - a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
   - finished levels and contours;
   - means of enclosure;
   - car park layouts;
   - other vehicle and pedestrian access and circulation areas;
   - all hard and soft surfacing materials;

   REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

5. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

   REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

6. No development shall commence on site until the visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 61 metres in both directions from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

   REASON: In the interests of highway safety.

7. The development hereby permitted shall not be first occupied until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

8. Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

   REASON: To ensure that the highway is not inundated with private water.

9. Any gates shall be set back 4.5m from the edge of the carriageway for the residential access, such gates to open inwards only.

   REASON: In the interests of highway safety.

10. No part of the development hereby permitted shall be first occupied until the turning area & parking spaces have been laid out and completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

    REASON: In the interests of highway safety.

11. No development hereby approved shall commence on site, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The Plan shall be in proportion to the scale of the works and provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:
    a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
    b) Working method statements for protected/priority species, such as nesting birds, foraging/commuting bats and stone curlews.
    c) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors.

    The development shall be carried out in strict accordance with the approved CEMP.

    REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

12. No new external artificial lighting shall be installed at the site

    REASON: In the interests of conserving biodiversity.

13. The dwelling hereby approved shall not be occupied until the Building Regulations Optional requirement of maximum water use of 110 litres per person per day has been complied with.

REASON: To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation

14. The dwelling hereby approved shall not be first brought into use/occupied until the building immediately to the northwest of the site (identified as Existing Hay Barn on the approved plans) shall permanently cease its use in agriculture and shall be removed from the site in its entirety. The land shall be reinstated as agricultural field within 3 months of the demolition works being completed.

REASON: In the interests of the amenity of the residents of the dwelling hereby approved; and in accordance with best practice relating to redundant agricultural buildings.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England)Order 2015 (or any Order revoking or re- enacting or amending those Orders with or without modification), no development within Classes A, AA, B, C, D, E or G of Part 1 of Schedule 2; or Classes B or C of Part 2 of Schedule 2 shall take place on the dwellinghouse hereby permitted or within their curtilage.

REASON: In the interests of the visual amenities of the area and to retain the agrarian character of the building whilst enabling the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re- enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of the visual amenities of the area and to retain the agrarian character of the building.

17. The residential curtilage of the dwelling hereby approved is defined on the approved plans as the land contained by the proposed hedgerow to the west and north of the dwelling hereby approved; and by the red line to the east and south of the dwelling hereby approved only. The remaining land within the redline shall remain in agricultural use.

REASON: To limit the encroachment of residential paraphernalia into the countryside and rest of the site in the interests of the visual amenities and landscape setting of the area.

INFORMATIVES:

1) The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount

of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website: www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

2) Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

3) A non-mains sewerage system is proposed. The area in which the development is located is within close proximity to the River Avon and may experience flooding and ground water conditions of concern. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance “Water supply, wastewater and water quality”. Any installation of a Package Treatment Plant needs to meet approval of Environment Agency’s requirements under their permitting role.

4) The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England’s website for further information on protected species.

5) The application may involve an alteration to the existing vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire’s Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.

6) The applicant is advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the watercourse then a Land Drainage Consent is required from the Environment Agency. For further information see www.environment-agency.gov.uk