CASE OFFICER'S REPORT

Application Reference:	PL/2023/06051
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	06 December 2023
Case officer:	Samantha Stockley

Site Address:	Land East of Thickthorn Farm, Preston, Wilts, SN15 4DY
Proposal:	Erection of steel barn on permeable hardstanding.
Recommendation:	Approve with Conditions

SITE DESCRIPTION

The application site relates to the land East of Thickthorn Farm, Preston, Wiltshire, and it has an established equestrian use. The wider site consists of grazing land, L-shaped wooden stable block to the northeast corner and a ménage approved under 18/10450/FUL to the western corner. There is a small hard standing area to the rear of the stables which appears to be used for storage. The existing stables on the site were granted permission in 2008. The change of use of the land to equestrian was also approved at the same time (same application).

PROPOSAL

This application seeks planning permission for the erection of steel barn on permeable hardstanding for storage of bedding, hay, agricultural machinery and equestrian paraphernalia. The submitted proposed elevations show the proposed barn would measure approximately 9.1 metres wide x 13.7 metres long with a height to the ridge line of 4.7m and an eaves height of 3.7m. A roller door and a single personnel door are proposed on the north elevation. The barn would be finished with PVC coated steel cladding in juniper green, under natural grey corrugated cement fibre roof with 6 no. rooflights. The existing hard standing would be extended measuring print 15.7m x 12.4m of finished in compacted stone type 2 or 3.

The site is situated in flood zone 1. It is not subject to any special land-use designations, such as, Areas of Outstanding Natural Beauty, conservation areas. The site is located approximately 60 metres of a Grade II Listed Building known as Thickthorn Farmhouse, found to the east housed within a small farmyard adjacent to the wider development site.

RELEVANT PLANNING HISTORY

18/10450/FUL- Proposed construction of horse riding arena- Approved with Conditions
N/09/00311/FUL- Erection of Stable Block and Change of Use of Land for Keeping of Horses (Revision of 08/00284/FUL) - Approved with Conditions
N/08/00284/FUL- Erection of Stable Block and Change Use of Land for Keeping of Horses- Approved with Conditions

POLICIES

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

Wiltshire Core Strategy adopted Jan 2015 (WCS)
Core Policy 19 - Spatial Strategy: Royal Wootton Bassett Community Area
Core Policy 48 - Supporting Rural Life
Core Policy 51- Landscaping
Core Policy 57 - Ensuring high quality design and place shaping
Core Policy 58 – Ensuring the Conservation of the Historic Environment
Core Policy 61 – Transport and New Development
Core Policy 62 – Development Impacts on the Transport Network
Core Policy 67 – Flood Risk

Saved Policies of the North Wiltshire Local Plan (2011)
NE14 Trees and the control of new development
NE18 Noise and pollution

National Planning Policy Framework September 2023
Section 2 Achieving Sustainable Development
Section 4 Decision-Making
Section 12 Achieving Well Designed Places
Section 15 Conserving and Enhancing the Historic Environment

Lyneham and Bradenstock Neighbourhood Development Plan 2020 to 2030 (Made October 2021)

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:
"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Section 70(2) of the Town and Country Planning Act 1990 provides that:
In dealing with an application for planning permission, the authority shall have regard to:
• the provisions of the development plan, so far as material to the application,
• a post-examination draft neighbourhood development plan, so far as material to the application,
• any local finance considerations, so far as material to the application, and
• any other material considerations.

At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015), the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006), and Lyneham and Bradenstock Neighbourhood Development Plan 2020 to 2030 (Made October 2021).

PLANNING ISSUES

Those issues deemed to be most pertinent to the determination of the application are as follows:

- Principle of development
- Design, Visual Amenity, Impact on the heritage asset
- Neighbouring amenity
- Ecology
- Impact on Highways/parking.

CONSULTATION RESPONSES

Lyneham and Bradenstoke Parish Council: No Comment

Ecology Officer - No objection subject to conditions.

Conservation Officer - Thickthorn Farmhouse is grade II listed and has a small curtilage barn to the east. It is a two storey limestone coursed on rubble plinth and tile roof. It is orientated toward the lane roughly NW /SE. The proposed barn is to the west side about 50 m and there are two existing stable blocks, which are single storey in height and hidden by established bank / hedge from the road. This proposed barn will be clad in dark green metal corrugated sheet and orientated with opening to the north gable end onto the farm track. The proposed barn is marginally longer and taller than the existing stables being 4.65 m the ridge and 3.65 m to eaves and 13.7m long x 9.15 m wide. It is well screened from the listed building by the two existing buildings and although slightly lager in scale and massing should in this location have a neutral impact on the setting of the listed building.

REPRESENTATIONS

No representations from third parties were received in regard to this case.

Principle of development

The site is outside of the defined limits of development and for the purposes of the interpretation of the application site within the context of the local plan, the site is therefore defined as being within the countryside. The proposal is to erect a steel barn for storage of bedding, hay, agricultural machinery and equestrian paraphernalia on the land, which has an established equestrian use. Whilst there is no provision in the Core Strategy for equestrian uses, the proposed building would be used for the purposes in line with the existing equestrian use of the site, therefore, there is no objection in principle to the proposed building.

The proposal should also aim to conform to the objectives of Core Policy 57 of the Wiltshire Core Strategy (WCS) which aims to achieve a high standard of design in all new development, while

Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. with negative impacts mitigated.

In addition, the proposed building would be in close proximity to existing stable building and approximately 60m of a Grade II Listed Building, Thickthorn Farmhouse, situated to the east of the site. The primary consideration is the duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990, to 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. 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, including its overall aspiration for conserving heritage assets. In particular, 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 Wiltshire Core Strategy Policy 'Core Policy 58 'Ensuring the Conservation of the Historic Environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Design, Visual Amenity, Impact on the heritage asset

Core Policy 57 of the WCS states new development must respond positively to its environment, enhancing local distinctiveness and making efficient use of land, and ensuring compatibility of uses. Moreover, Paragraph 130 of the NPPF states that developments should be visually sympathetic to local character. In terms of the impact upon heritage asset, the primary consideration is the duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990, to 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. The Wiltshire Core Strategy Policy 'Core Policy 58 'Ensuring the Conservation of the Historic Environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

In this instance, the proposed building would be constructed of profiled metal sheeting coloured green on the walls, with the doors and roof grey, with transparent panels for natural daylight within the roof structure. The site is set back from the public country road separated by a small field and behind a mature hedgerow. As the plot is relatively flat, the proposed building would be seen at a distance from the public realm and surrounding agricultural fields. However, the building is located with a reasonable separation distance between the site and the road. Also, the proposed building would be immediately adjacent to the existing stables and it would be finished with nature green in colour, the proposal is therefore not perceived as being so impacting or harmful to the rural character of the site and the surrounding area. Furthermore, in order to protect the rural character of countryside, a condition is imposed to ensure that no inappropriate external lighting to be installed on site. Subject to the condition, there is no objection in this regard in terms of its design and visual amenity.

The site is located in a rural location, away from any village or town area boundaries, however, it is located near to a Grade II Listed Building known as Thickthorn Farmhouse. The Conservation Officer noted that the proposed barn is marginally longer and taller than the existing stables being 4.65 m the ridge and 3.65 m to eaves and 13.7m long x 9.15 m wide. It however would be well screened from the listed building by the two existing buildings. Given the existing buildings and the reasonable separation from the Grade II listed building, it is considered that the proposal would have a neutral impact on the setting of the listed building.

Overall, in terms of scale and design the proposal is considered to have complied with Policy, CP51 and CP57 and CP58 of the WCS.

Neighbouring amenity

Section vii of Core Policy 57 of the WCS refers to the need to protect the amenities of existing occupants and to make sure that appropriate levels of amenity are achievable within the development itself. Additionally, Paragraph 130 (f) of the NPPF states planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being,

In respect of residential amenity of the neighbouring properties, there are no comments received in respect of this application. Due to the nature of the application, its location and siting in relation to the surrounding neighbouring farms and their associated residential dwellings, it is considered that the proposal would not result in any detrimental impacts upon the amenity of the neighbouring properties.

Ecology

Core Policy 50 of the WCS requires all development to demonstrate no net loss biodiversity and encourages development to seek opportunities to enhance biodiversity. In this instance, enhancement proposals have been outlined with in the Design and Access Statement (July 23 Equestrian Blueprint) to include nest boxes for bats and birds. The inclusion of these features would be in accordance with Core Policy 50. Subject to condition to secure the implementation of the proposed enhancements, there is no ecological objection.

Impact on Highways and Parking

The proposal would cause no impact to the existence of the present parking spaces and access track on site. The barn would provide facilities to allow for the parking of their farm machinery and storage of feed and bedding within the building. Therefore, there would be no further impact to the adjacent highway or to highway safety, than already exists from this site.

CONCLUSION

The proposed development accords with the provisions of the development plan and with relevant paragraphs of the National Planning Policy Framework September 2023.

Conditions: (6)

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 and documents:

The following documents received by the Council on 20th July 2023
Proposed Block Plan DWG No. P2
Location Plan DWG No. P1
Proposed Elevations and Floor Plan Rev A
Design and Access Statement
Application Form

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those set out in the proposed elevations and floor plans drawing, No. 25112A Rev A, received by the Council on 20th July 2023.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed thereafter.

REASON: In the interests of the amenities of the area, minimise unnecessary light spillage above and outside the development site, and in the interests of conserving biodiversity.

5 The biodiversity enhancement measure for bat and bird boxes detailed in the approved Design and Access Statement Authored by Equestrian Blue print, received by the Council on 20th July 2023, shall be carried out in full prior to the first use of the proposed development hereby approved.

REASON: In the interests of conserving biodiversity.

6 No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever, shall be placed, stacked, deposited or stored outside any building on the site.
REASON: In the interests of the appearance of the site and the amenities of the area.

Informatives: (1)

7 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.