DELEGATED REPORT

Application Reference:	PL/2023/06753
Application Type:	Planning permission
Site Address:	Castle Combe Circuit
Proposal:	Two single storey office extensions
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is for two single storey office extensions at Castle Combe Circuit, Castle Combe.

SITE DESCRIPTION/CONTEXT

The application relates to the Castle Combe racing circuit site which is located just off the B4039 between Castle Combe and Yatton Keynell. The circuit site includes a number of buildings providing ancillary functions to the operation of the race track. It also includes Wiltshire College's motorsport centre and the warehouse and trade counter for Merlin Mail order Ltd. which is a specialist motorsport accessories supplier.

The application seeks permission for the extension of the existing office building known as the 'Bridgestone Building'. This was extended in the middle of the building recently, following the most recent planning permission. The building is occupied by a mail order business in this location of the site. The lawful use of the site has been established through recent planning permissions. The proposed extension would accommodate 3 additional office rooms and refurbish part of the existing building to accommodate a kitchen, toilet facilities, and associated storage.

PLANNING HISTORY

- 19/02075/FUL - Extension to existing Bridgestone Building and erection of Maintenance Building – Approved with Conditions
- 19/11174/FUL - Extension to existing Bridgestone Building and erection of Maintenance Building – Approved with Conditions
- N/11/00173/S73A - Variation of Condition 1 of 06/01814/S73A to Allow 6 Additional Club Sprint Meetings Per Year (10 Days Total)
- N/10/02385/S73A - Variation of Condition to Allow One Day of Motor Racing on a Sunday Rather Than a Saturday (Renewal of 08/02453/S73) – Approved with Conditions
- N/09/01657/FUL - Extension to Race Control Building – Approved with Conditions
- N/08/02453/S73A - Variation of Condition to Allow One Day of Motor Racing on a Sunday Rather Than a Saturday (Temporary Permission) – Approved with Conditions
- N/06/01814/S73A - Two Additional Club Sprint Meetings Per Year (Variation of Condition 1 of N.92.01654) – Approved with conditions
- N/01/02160/FUL - EXTENSION TO BRIDGESTONE BUILDING (AMENDMENTS) - Approved
- N/00/02026/S73 - EXTENSION TO BRIDGESTONE BUILDING (RENEWAL OF N.96.0110.S73) - Approved

- N/96/00110/S73 - EXTENSION TO BRIDGESTONE BUILDING (RENEWAL) EXTENSION TO BRIDGESTONE BLDG
- N/92/01197/FUL - EXTENSION TO BRIDGESTONE BUILDING EXTENSION TO BRIDGESTONE - Approved
- N/92/00013/FUL - EXTENSION AND REFURBISHMENT OFTHE BRIDGESTONE BUILDING TO PROVIDE OFFICES FOR THE CASTLECOMBE CIRCUIT EXTENSION & REFURBISHMENT – Approved
- N/91/01894/FUL - EXTENSIONS TO THE BRIDGESTONE BUILDING - Refused

POLICIES

Wiltshire Core Strategy 2015**:** CP1, CP2, CP3, CP10, CP34, CP51, CP57, CP60, CP64

ISSUES

The principal considerations in the determination of this application are:

- Principle of development
- Impact on the character and appearance of the area and Cotswold National Landscape
- Residential Amenity
- Highways/Parking
- Ecology

CONSULTATION

Castle Combe Parish Council: Support

Council Highway Engineer: No objection:

> *"There are no proposals to alter the existing access with the public highway which is deemed suitable for use with the proposed development.*
>
> *The proposals seek to infill parts of the existing building to provide 3 new offices and better toilet/kitchen/storage facilities within the existing section between the office space. It has been stated that the existing use of this area was car parking, the application form states that there would be a loss of 2 vehicle parking spaces within the 100 available spaces on site. The proposed additional floor space would be some 94sqm, which would normally require provision of up to 3 spaces in accordance with maximum parking standards, therefore the proposal does not over provide and the parking within the site curtilage should be sufficient to cater for the proposals.*
>
> *The vehicle movements associated with the proposals would not be considered of detriment to the surrounding highway network in terms of capacity or safety, therefore I would not wish to raise an objection with regard to highways."*

Council's Archaeologist: No comment.

REPRESENTATIONS

No representations received.

ASSESSMENT

Principle

Core Policy 1 'Settlement Strategy' and Core Policy 2 'Delivery Strategy' of the WCS outline that there is a presumption in favour of sustainable development within the Principal Settlements, Market Towns, Local Service Centres and Large Villages and development should be restricted to within the limits of development other than in exceptional circumstances as set out within the relevant core policies.

The principle of development can therefore only be considered under the WCS exception polices, in this case Core Policy 34 'Additional Employment Land' is the relevant policy. Core Policy 34 is supportive of additional employment development (B1, B2 & B8 uses) outside of the Principal Settlements, Market Towns and Local Service Centres where they:

i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or
ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or
iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or
iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council.
Where they:

a. meet sustainable development objectives as set out in the polices of this Core Strategy and
b. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and
c. are supported by evidence that they are required to benefit the local economic and social needs and
d. would not undermine the delivery of strategic employment allocations and
e. are supported by adequate infrastructure.

The principle of the mail order business within the building has already been established through the granting of previous permissions. The proposal to extend the Bridgestone Building further is related to the expansion of an existing business on the race circuit site which is adjacent to Yatton Keynell which is a Large Village. Both elements of the proposal are compatible with their surroundings being well contained within the confines of the circuit site and required in connection with the existing circuit activities. The existing mail order business and Castle Combe circuit is an established local employer. The extension would satisfy the needs of the existing business. The proposal is not considered to undermine the delivery of strategic employment allocations. The existing site is well established and adequately served in terms of access and other necessary infrastructure. On consideration of the above, the proposal is considered to comply with relevant criteria of Core Policy 34 of the Wiltshire Core Strategy, meaning it is acceptable in principle.

Impact on the character and appearance of the area and Cotswold National Landscape

The extensions comprise single storey infill extensions on two sides of the building. The extensions would be finished in white painted render, with aluminium door and window frames to match the existing building. The roof would be finished in Goose Wing Grey coloured insulated metal cladding. The ridge and eaves height will be similar to the existing, with a reduction in roof pitch. In terms of visual impact, when looking at the building there would be only a minor change in appearance. It is not considered the proposals would cause any harm to the character and appearance of the area that would warrant refusal of the application.

It is not considered the minor infill extensions would have any impact on the special qualities of the Cotswold National Landscape. The proposal would comply with the requirements of CP51 of the Wiltshire Core Strategy.

Residential amenity

The building is situated some distance from the neighbouring residential properties. Given this level of separation there are no concerns in relation to overlooking, loss of light or overbearing development. The proposal would comprise two infill extensions which would not result in a significant intensification of the existing business. Consequently, it is not considered there would be any impact on nearby residential properties. The proposal would comply with the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Highways/Parking

There are no proposals to alter the existing access. There would be a loss of 2 vehicle parking spaces as a result of the proposals, but there are 100 available parking spaces on site. There is sufficient parking within the site to accommodate the additional floor space. The vehicle movements associated with the proposals would not be considered of detriment to the surrounding highway network in terms of capacity or safety. The Council's Highway Engineer has no objection to the proposals. It is considered the proposals meet with the requirements of policies CP60 and CP64 of the Wiltshire Core Strategy.

Ecology

The site is not located within any designated sites however it is located within the 2km lesser horseshoe bat core area associated with the core roost at Nettleton Mill to the west. This core area is a Bath & Bradford on Avon Bat SAC consultation zone. In general, there can be potential for impacts on species using the different habitats during construction and operation from physical disturbance, habitat destruction, noise and lighting.

In this particular case, the extensions would be infilling gaps of an existing in-use building, on an area of hardstanding. No vegetation would be lost. Consequently, it is not considered there would be any likely impact on any habitat or protected species and it would comply with the requirements of CP50 of the Wiltshire Core Strategy.

CONCLUSION

The proposed extensions are considered acceptable in principle associated with the existing use at the site; and are acceptable in design terms. There would be no harm to the character and appearance of the area or National Landscape, no harm to neighbour amenity and no highway safety or parking issues. There is considered to be no unacceptable impact on protected species or habitats. With no material considerations indicating otherwise, the application is recommended for approval in accordance with the NPPF (2023) and Wiltshire Core Strategy (Jan 2015) policies CP1, CP2, CP3, CP10, CP34, CP51, CP57, CP60 and CP64.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following 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 and documents:

Proposed Block Plan 1503.0.2
Proposed Elevations 1503-1-2 Rev A
Proposed Floor Plan 1503-1-2 Rev A
Existing Elevations 1503-0-4
Existing Floor Plan 1503-0-3
Location Plan 15.0.1

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