CASE OFFICER'S REPORT

Application Reference:	PL/2023/09690
Application Type:	Full planning permission
Site Inspection:	4th January 2024
Consultation ends:	15th December 2023
Target Date:	12th January 2024
Case officer:	James Repper

Site Address:	Dyson Technology Ltd, Tetbury Hill, Malmesbury, SN16 0RP
Proposal:	Erection of a gatehouse and associated works
Recommendation:	Approve with Conditions

SITE DESCRIPTION:

The Dyson Malmesbury campus is located off Tetbury Hill to the north of Malmesbury. The existing access to the site leads off from a mini roundabout on an unclassified road that provides a radial route from the centre of Malmesbury north to the B4014. The B4014 runs to the north of the site and provides the most direct link from the site to the strategic road network at its junction with the A429 to the east. The A429 is a principal County road that bypasses the centre of Malmesbury. The majority of the Dyson vehicular traffic arrives at the site via the A429 and the B4014. The site is within the Malmesbury Settlement Boundary but lies outside of the Conservation Area as defined by Wiltshire Core Strategy core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 13 (Spatial Strategy for the Malmesbury Community Area).

PROPOSAL:

This is a full planning application proposing the replacement of a temporary gatehouse building which has been in situ since the remainder of the proposals granted under the 2018 application were implemented. The proposed gatehouse is to be a single-storey building less the 40m^2 in size plus associated works.

RELEVANT PLANNING HISTORY:

18/07013/FUL – Provision of revised site access and visitor parking arrangements, comprising new entry/exit lanes, erection of new visitor gatehouse and new security building, new visitor parking facilities, bus and taxi drop-off points, electric vehicle charging points, new pedestrian route and associated works. – Approved subject to conditions September 2018

POLICIES:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Wiltshire Core Strategy:

CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP3 (Infrastructure Requirements)
CP13 (Spatial Strategy for the Malmesbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)
CP60 (Sustainable Transport)
CP61 (Transport & Development)

CP62 (Development Impacts on the Transport Network)

Supplementary Planning Documents:
Malmesbury Neighbourhood Plan Made 2015

REPRESENTATIONS:

Highways – No Objection

- There is an existing temporary gatehouse, and it is proposed to replace this with a 39.5 sqm new permanent facility. There are no proposals to amend the existing parking provision or access to the site.

Malmesbury Town Council – No Objection

Letters – None Received

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

- Principle
- Character & Design
- Neighbouring Amenities
- Highway Safety & Parking

PLANNING ASSESSMENT:

Principle:
Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. 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 also the relevant policies of the Malmesbury Neighbourhood Plan made 2015.

Furthermore, the site is already in use for its existing commercial purposes and the principle of extensions or additions to be used in association with the existing use of the site is accepted. This principle acceptability is however subject to the detail, such as its implications for the character of the area and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, the proposed works are relatively minor in terms of scale and mass. The existing gatehouse on site is 33.5m^2 whereas the proposed replacement building will be 39.5m^2. This minimal increase of size in the same location as the existing temporary gatehouse is considered to be of no harm to the character area given the commercial status and design of the site as well as the large parking areas in place. The proposed permanent gatehouse is detailed to be of superior quality to the temporary structure it is replacing and is therefore considered to be an improvement to the visual amenity of the immediate area. Overall it is considered that the proposals are of an acceptable scale, mass, height and design to maintain the character of the application site and would not be detrimental to the character of the area.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes 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.

Due to the location of the proposed gatehouse within the "wire" of the application site combined with the limited scale and height, it is considered that there would be no tangible effects on neighbouring amenity spaces, either positive or negative.

Highway Safety & Parking:
The proposals are limited to the replacement of the existing gatehouse with another gatehouse, there are no proposed alterations to the access or parking provisions and as such, it is considered that the status quo will be maintained. The status quo was considered to be acceptable under the previous application and the policy context has not changed in that time. It is, therefore, considered that the location remains suitable for a gatehouse.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the existing property or street scene. Similarly, due to its location and scale, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by occupiers of adjacent dwellings.

The proposal would, therefore, accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approve subject to the following conditions

Conditions: (3)

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:

Application Form & Certificate Received 8th November 2023
Plans Ref:
Existing Site, Block and Location Plans DWG: EX-01-Rev A Received 8th November 2023
Proposed Site & Gatehouse Plans, Sections & Elevations DWG: PL-03-REV A Received 8th November 2023

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 those as detailed within the approved plans DWG: PL-03-REV A.

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