Wiltshire Council Planning Consultation Response

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Application No: **PL/2023/10811**
Hybrid (Full and Outline) Planning Application descriptions (i) and (ii)

(i) Outline application (with all matters reserved) for further community facilities, including a new sports pavilion, village shop, two possible future extensions to the Community Hub building, a relocated play park and 4 residential dwellings

(ii) Full planning application for the Bromham Community Hub building, car park extension and associated landscaping works, and regularisation of the use of the existing temporary cabin, up until occupation of the new Bromham Community Hub only
Site of former Bromham Social Centre New Road, Bromham, Wilts

Please find following comments in respect of the above application(s).

Recommendations:

	No comment
	Support in principle subject to amendments to the scheme (as set out below)
X	Support
	Object (for reasons set out below)
	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

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. Paragraphs 207-9 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 203 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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance." 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.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Site and assets considered: The site of the proposed community hub is located just outside of the Bromham Conservation Area, but the boundary of the Conservation Area does cut through the north of the wider site that forms part of the outline application. No other heritage assets are affected by this proposal.

Proposal: This hybrid application comprises of a Full Plans submission for the Community Hub building, car park extension and associated landscaping, and an Outline Application for further community facilities, including a new sports pavilion, village shop, two possible future extensions to the Community Hub building and 4 residential dwellings.

Relevant planning history:
K/75/0603 02.10.1975 Construction of car park. Approved with Conditions 27.11.1975
K/79/0649 19.07.1979 To provide cellar, skittle alleys and tenant accommodation. Approved 13.09.1979
K/79/0890 05.10.1979 Extensions to club premises. Approved with Conditions 22.11.1979
K/11218 25.09.1987 Erection of porch to side. Approved with Conditions 27.10.1987
K/32617 05.03.1996 Resiting of Spectator Shelter. Approved with Conditions 11.04.1996
K/52163/F 29.04.2005 Proposed toilet facilities for spectators. Approved with Conditions 15.06.2005

Issues: impact on the character and appearance of the conservation area.

Information considered/provided: Paragraph 200 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. The current statement incorporates some analysis of character but is fairly lacking in its assessment of the impact of this proposal on the character and appearance of this designated heritage asset.

However, paragraph 201 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Assessment: The proposed site offers a number of opportunities to improve on the outlook and position of the former social centre. Its position is set back from the road and offers views across playing fields to the south and west. The site is neighboured to the north by residential properties.

The proposed building would be positioned in a similar location to the former social centre and would maximise views across the fields to the south and west and utilises the orientation with solar PV panels on the south-west facing roofs. The main entrance to the building would be from the east side, creating a visual connection from the car park with a angular porch canopy breaking the uniform front façade.

The proposed building would be in keeping with the scale of the surrounding buildings in Bromham. Externally, the form of the building would be split into 3 sections, visually reducing the massing of the community hub. The larger pitched roof would sit at the west/ back of the site and contains the main hall and storage. The smaller pitched roof section on the east side of the building would contains the Entrance Foyer, Lounge/ Cafe, WCs, Plant Room and maintenance facilities.

The main palette of materials would consist of: • Red brickwork, a mix of bonds and detailing to add variety to large brick walls. • Vertical timber or timber effect cladding • Clay roof tiles, as found throughout Bromham • Standing seam metal roofing • Polyester powder-coated, aluminium framed windows. The contrasting aesthetic of the two main elements of the building would tie the building to the local vernacular whilst introducing an element of contemporary architectural design.

Alongside the full plans for the proposed Bromham Community Hub building, car park extension and landscaping, a wider site masterplan has also been developed to provide the community with future development options to support the needs of the village. This is shown in outline. These elements would consist of a village shop, new sports pavilion, new housing, relocated play park, occasional event vehicular access to Jubilee Field, extension to the north-west side of the Community Hub and an extension to the south side of the Community Hub.

In heritage terms the proposal for the Community Hub and the masterplan for the wider site has been designed in a manner that is sympathetic to the character and appearance of the conservation area and its scale, massing and appearance would have a neutral impact.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.