CASE OFFICER'S REPORT

Application Reference:	PL/2023/08451
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	06 November 2023
Case officer:	Peter K-Gyabong

Site Address:	Common Farm, The Common, Minety, Malmesbury, SN16 9RH
Proposal:	Conversion of a building to create two holiday letting rooms and associated alterations.
Recommendation:	Approve with Conditions

Site Description:
The application site is located near Minety within the open countryside and borders open fields and other properties involved with agricultural activities. The building is a single storey blockwork building with an attached car port located between the main dwelling and one other recently converted holiday let (application ref. 19/02425/FUL).

Proposal:
Planning permission is sought for the conversion of an existing building storage building into holiday let which would comprise of two letting rooms, each with a bathroom and a double bed for maximum of 2 people per room. The check in time would be from 4pm. The check out would be by 11am, to allow adequate time for cleaning before the next guest arrives. The proposal includes the installation of 3 x new doors along the north elevation to serve each letting room and one to access the service room. The existing access doors on the east and south elevations will be removed and the openings made good in matching materials. Two additional windows would be installed to the north elevation to augment the windows on the south elevation.

RELEVANT PLANNING HISTORY
PL/2021/06480 - Prior approval Part 3 Class R: Agricultural buildings to a flexible commercial use. Prior Approval Granted

19/02425/FUL - Conversion of a building to create a holiday let and associated alterations. Approve with Conditions.

N/06/02955/FUL – Conservatory. Approve with Conditions.

N/10/03650/FUL – Conversion and Extension of Existing Outbuilding to Form Annexe. Refused

POLICIES:
National Planning Policy Framework 2019: Section 12

Wiltshire Core Strategy 2015:

Core Policy 39 – Tourist Development
Core Policy 48 – Supporting Rural Life
Core Policy 51 - Landscape
Core Policy 57 – Ensuring High Quality Design and Place Shaping
Core Policy 60: Sustainable Transport
Core Policy 61: Transport and Development

ISSUES
Principle of proposal
Impact on the character and appearance of the area
Impact on neighbour amenity
Parking/highways
Drainage

REPRESENTATIONS:

Fire Safety

No objection but state the event the planning permission is granted for this development; the development would need to be designed and built to meet current Building Regulations requirements. The Authority raises the profile of these future requirements through this early opportunity and requests the comments made under B5 of Approved Document B, The Building Regulations 2010 be made available to the applicant/planning agent as appropriate.

Highways

No objection subject to conditions stating the location is one where this type of commercial use would be well suited.

Minety Parish Council

No objections to the development but suggests that the subsequent building and the two holiday letting accommodation units remain ancillary to the main dwelling as required under the core policy to be fully sustainable.

Principle of proposal

Core Policy 39 (Tourist Development) states that proposals for tourist development of an appropriate scale including accommodation will be supported subject to a sequential assessment. It states that *'Outside of the Principle Settlements and Market Towns, tourist visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where practicable, be located in existing or replacement buildings.'*

The site is located outside of the Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages defined in the Wiltshire Core Strategy. Core Policy 39 states that in exceptional cases development may be supported away from these settlements where it can be demonstrated that all of the following criteria are met:

i. *There is evidence that the facilities are in conjunction with a particular countryside attraction*
ii. *No suitable alternative existing buildings or sites exist which are available for reuse.*
iii. *The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas*
iv. *The building is served by adequate access and infrastructure*
v. *The site has reasonable access to local services and a local employment base.'*

Planning application reference 19/02425/FUL was granted for similar use in a building adjacent to the application site and that the principle of holiday let is established. The proposal is therefore considered to comply with Core Policy 39. The site is also within 10 miles of Malmesbury and Tetbury, which are local tourist attractions. It is also near Westonbirt Arboretum and the Cotswold Water Park. The holiday let would be accommodated within an existing building and no significant external alterations are proposed apart from installation of doors and windows. The building would not detract from the character and appearance of the area, nor would it be detrimental to residential amenity. The building is served by adequate access and infrastructure in the form of electricity and a road and given its proximity to Malmesbury and Royal Wootton Bassett, it has reasonable access to local services.

Core Policy 48 states that applications for the conversion and re-use of rural buildings for tourism will be supported provided that they satisfy the following criteria:

i. *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.*
ii. *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.*
iii. *The building can be served by adequate access and infrastructure*
iv. *The site has reasonable access to local services*
v. *The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.*

The building appears to be structurally sound, with very little external alterations proposed. The proposed use would neither detract from the character and appearance of the landscape nor cause any harm to the amenity enjoyed by neighbouring properties. There is also adequate access to the site while the site has reasonable access to local services due it its proximity to Malmesbury and Royal Wootton Bassett. The proposal is therefore considered to comply with Core Policy 48.

<u>Design</u>

The proposal is considered to be acceptable in terms of design and materials used and it would preserve the character and appearance of the area.

Amenity

Given the nature and isolated location of the site, the proposal would not cause any harm to the amenity enjoyed by neighbouring properties.

Drainage and contamination

Although the site is located in an area which is susceptible to ground water flooding, the proposal would not increase the footprint of the built form and neither would it significantly increase the risk of flooding in the wider area.

Similarly, whilst there is historical tank and energy facility constraint in the locality, the proposal would not affect the footprint of the built form. It would therefore have no impact in this regard.

Highways

The Highways Officer raised no objection to the proposal subject to conditions to complete the parking spaces (to include an Electric Vehicle charging point for each unit) prior to use of the building as holiday let. As outlined above, the creation of a holiday let in this location complies with planning policy. The Highways Officer was satisfied that the existing parking and access arrangements were adequate, and the proposal is therefore considered to be acceptable in this regard.

Conclusion

The local planning authority has determined this application in accordance with the development plan unless material considerations indicated otherwise. The development is acceptable on its planning merits and is in accordance with Core Policies 39, 48 and 57 of the Wiltshire Core Strategy. Having regard to all other matters raised, planning permission is granted subject to the conditions below.

RECOMMENDATION:
Grant permission.

Conditions: (4)

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:
004 Rev A – Site Plan
002- Existing Plans and Elevations
003- Proposed Plans and Elevations
001 - Location Plan
Received 03/10/2021
REASON: For the avoidance of doubt and in the interests of proper planning.

3 Notwithstanding Class C3 of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification), the accommodation hereby permitted shall be used to provide holiday accommodation only, which shall not be occupied as permanent, unrestricted accommodation or as a primary place of residence. An up-to-date register of names and main home addresses of all occupiers shall be maintained and shall be made available at all reasonable times to the Local Planning Authority.
REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

4 No part of the development hereby permitted shall be first brought into use the parking spaces (to include an EV charging point for each unit) have been 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.

Informatives: (4)

5 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.

6 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in

question.

7 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

8 The applicant should note that the development would need to be designed and built to meet current Building Regulations requirements. The Authority raises the profile of these future requirements through this early opportunity and requests the comments made under B5 of Approved Document B, The Building Regulations 2010 be made available to the applicant/planning agent as appropriate.
The assessment of this development proposal in respect of Building Control matters will be made during formal consultation, however early recommendations are identified on the attached schedules and relate to the following areas:

- Recommendations identified under B5 of Approved Document B relating to The Building Regulations 2010
- Recommendations to improve safety and reduce property loss in the event of fire.