CASE OFFICER'S REPORT

Application Reference:	PL/2023/10423
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	01 February 2024
Case officer:	Lucy Rutter-Dowd

Site Address:	Park Farm, Ramsbury, Marlborough, Wilts, SN8 2HW
Proposal:	Proposed maintenance yard, vegetable garden and driveway enhancement
Recommendation:	Approve with Conditions

Proposal and Site Description

Park Farm comprises a listed farmhouse with associated, curtilage listed structures including bothy, stables and maintenance store, and garden wall. The buildings are central to an extensive site and sit adjacent to a recently approved substantial new dwelling which is currently under construction (ref: PL/2022/07157). The farm house is Grade II listed and the Historic England Listing description reads as follows:

'Farmhouse. c1830, on site of earlier building. Brick with slate roof. 2-storey, 4 x 2 bays, the 2 centre bays slightly broken forward and in red brick, flanking bays in diaper brick. Central 6-panel door with simple Roman Doric portico. 12-pane sashes with crown glass and concealed boxes under cambered brick wedge lintels. Stacks on gables. John Wesley stayed at Park Farm during his visits to the area.'

The application site specific to this case encompasses the existing driveway serving the farm house, the existing stables and maintenance store, a curtilage listed garden wall and land surrounding the stables. The proposals involve the following:

i) A new maintenance yard enclosed by new brick and flint walls
ii) Land used for the storage of equipment and materials, plus the siting of a generator
iii) Repairs to existing walls
iv) A vegetable garden created with brick surrounds to the planting beds
v) A new painted aluminium greenhouse
vi) Access drive realignment and a repositioned boundary fence adjacent to the realigned drive, together with boundary hedging.

The site lies within the North Wessex Downs National Landscape (NL). With the exception of the listed buildings, there are no other known constraints within the application site.

Policies

National Context:

National Planning Policy Framework (NPPF) Planning
Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

• Core Policy 51 – Landscape
• Core Policy 57 - Ensuring high quality design and place shaping
• Core Policy 58 - Ensuring the conservation of the historic environment

Key Issues

• Landscape Impacts
• Design and visual impact.
• Impact on neighbour amenity.
• Heritage Impacts
• Parking / Highways.

Constraints

• North Wessex Downs National Landscape (NL)
• Grade II Listed Building

Relevant Planning History

PL/2022/07157 - Replacement of existing 2no. dwellings by new house and gate lodge, together with access drive and associated landscape proposals including new pond (amended scheme to that of permission 14/05721/FUL) - Approved with conditions - 23/08/2023

Consultation Responses

Archaeology - *"Thank you for your consultation. Despite the known archaeological potential of Park Farm, the preparatory groundworks for the garden and new yard surface would be unlikely to impact upon any as-yet unrecorded archaeological sub-surface features and/or deposits that may survive here from the former medieval settlement. Therefore there are no archaeological issues that I would wish to raise in this instance."*

Conservation - No objections, comments included within report.

Highways - No comment.

Ramsbury Parish Council - No comments

Representations

None received.

Planning Considerations and Assessment

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development:

The proposals are well retained within the developed boundary of the Old Park Farmhouse and New Farm House currently under construction. The works involve alterations to existing features and erection of relatively small scale ancillary structures (greenhouse and garden walls). The works are therefore considered to be acceptable in principle as they effect existing residential development.

Landscape Impacts:

CP51 of the WCS proposes that Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

The site lies within the North Wessex Downs National Landscape (NL). However, as the development remains within the defined garden area of the existing farmhouse and New Park House, there would be no further encroachment into the landscape and therefore no harm will be caused to the landscape setting of the NL.

Heritage Impacts:

CP 58 of the WCS states that development should protect, conserve and where possible enhance the historic environment…Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] shall 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. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires ‘special regard’ to be given to the desirability of preserving a listed building or its setting.

The following comments have been received from the conservation officer:

'The proposals are for various works and development within the curtilage of grade II listed Park Farmhouse, and its curtilage-listed outbuildings and boundary walls.

These works are defined as follows:
-Repair of existing brick and flint wall (curtilage listed)
-Erection of brick and flint wall to adjoin existing curtilage listed stable block
-Erection of aluminium and glass traditional greenhouse
-Creation of vegetable garden
-Slight relocation of driveway
-Installation of generator

The proposals have been sensitively designed to respect the age and character of the late Georgian farmhouse and its immediate setting. The proposed development has been well-specified within the applications (both PP and LBC), so that the impact on the setting of the listed building can be fully understood to enable a full and thorough assessment.

The various proposals are considered to be appropriate for the setting of the listed building and the immediate character of the site, retaining a sense of separation and individuality to its surroundings considering the extent of development on the former farmyard site to the west.

I would suggest that a repair schedule of the curtilage listed wall is requested via condition, along with a sample panel of the flintwork, including brick samples.'

Subject to the suggested conditions, there are no further concerns from a heritage perspective.

Design and Visual Impact:

Core Policy 57 of the Wiltshire Core Strategy states that "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." Proposals should seek to enhance local distinctiveness and have regard to existing townscapes, patterns of development and the historic environment and landscape setting.

The proposals raise no concern from a design or visual impact perspective. The works will result in a functional yard which will be of great use in serving the wider and extensive landscapes. The proposed greenhouse and additional garden walls have been well designed to reflect the existing character of the property and surrounding gardens and alteration to the existing driveway is relatively minor and will arguably improve the access through to the maintenance yard and stable building. All the works will be well contained within the site and with the exception of a slight repositioning of the driveway will not be visible form the public realm.

Neighbour Amenity:

There are no nearby neighbours who would be affected by the proposals.

Highways Safety:

The highway officer has offered no comments. The proposals will not affect the access and ample parking will remain available on site. As such there are no concerns relating to highway safety in this instance.

Conclusion:

In conclusion, the proposed application seems fitting with regard to scale, design, and materials. The proposal is considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (2)

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:

Drg Title: Context. Drg No: PLAN/21B.
Drg Title: Context. Drg No: PLAN/21C.
Drg Title: Existing Site. Drg No: PLAN/22B.
Drg Title: Layout Plan. Drg No: PLAN/23B.
Drg Title: Elevations. Drg No: PLAN/24B.
Drg Title: Proposed Greenhouse Elevations. Drg No: PLAN/25.
Drg Title: Location Plan. Drg No: PLAN/26.
Drg Title: Site Location. Drg No: MLA181/44.
Drg Title: Enclosed Generator Layout Drawing. Drg No: 55450-M-GA-01. Rev: B.
Doc Title: Generator Specifications. Produced by: The Generator Company. Ref: Q55450A-R3-MH.

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