CASE OFFICER'S REPORT

Application Reference:	PL/2023/09515
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	18 April 2024
Case officer:	Lucy Rutter-Dowd

Site Address:	Butts Farm, North Newnton, Pewsey, SN9 6LA
Proposal:	Formation of a driveway including change of use of agricultural land, blocking up of existing access, erection of gate and fencing and reinstatement of secondary access.
Recommendation:	Approve with Conditions

Proposal and Site Description

The application site comprises a detached residential property with associated domestic gardens, the site also benefits from agricultural barn and stables which are positioned to the west of the dwelling, existing access is formed from Broad Street to the south and positioned between the existing dwelling and stables. Open countryside lies to the west north and east of the site. The property also benefits from an informal agricultural access which is positioned to the east of the site and leads around the north of the gardens to access the fields beyond. The site is washed over by the North Wessex Downs Nation Landscape (NL).

The proposal seeks permission to formalise the existing agricultural access for domestic purposes, including laying of a new driveway and stopping up of the existing access. The proposed works are predominantly within the domestic curtilage of the dwelling, however, a change of use of a modest portion of land to the north will be required in order to accommodate the proposed driveway, it is for this reason the works require planning permission.

Revised plans have been received during the application process to address discrepancies on the plans and highway safety concerns.

Policies

National Context:

National Planning Policy Framework (NPPF) Planning
Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

• Core Policy 51 – Landscape
• Core Policy 57 - Ensuring high quality design and place shaping
• Core Policy 61 - Transport and Development

Constraints

• North Wessex Downs National Landscape (NL)
• Hampshire River Avon Catchment
• Great Crested Newt (GCN) Risk Zone – Green

Key Issues

• Landscape, design and visual Impacts
• Parking / Highways.
• Archaeology

Relevant Planning History

K/76/0574 - Single-storey extension to dwelling - Approved with conditions - 15/10/1976
K/80/1035 - Extension to farmhouse - Approved with conditions - 02/02/1981
K/80/1056 - Extension to agricultural building - Approved with conditions - 20/02/1981
K/37046 - Extension to existing stable block - Approved with conditions - 03/05/1999
K/45859 - Two storey extension and single storey entrance lobby - Approved with conditions - 13/08/2003
PL/2022/08718 - Creation/widening of new vehicle access - Withdrawn

Consultation Responses

Arboricultural Officer - "*Having considered the condition of the trees within the hedgerow to be removed, the are no Arboricultural objections to this propos*al."

Archaeology - No comments received.

Highways - A number of comments have been received from the Highway Officer throughout the application process, ultimately, no objections were raised subject to conditions. Comments included within report.

North Newnton Parish Council - Support.

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.

Landscape, 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.

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). The proposals involve a replacement access at a well established residential site. The access will be formed through an existing gap in the hedgerow with the original access stopped up with infill hedge planting and mixed native verge seeding. The proposal will include some cutting back of the existing hedge to accommodate an improved visibility splay, but ultimately no length of hedgerow or trees will be lost as part of the proposal. As such it is considered that whilst the access will become more formal in appearance due to the formation of a gated entrance and laying of consolidated surface material, the character and appearance of the wider area and landscape setting will not be harmed as a result of the works. There will be a decrease in the number of accessed to the property and the overall design is acceptable for the residential nature of the site. The proposals are considered to accorded with core policies 51 and 57 of the WCS.

Parking / Highways.

The main issue for consideration in this instance is the impact on highway safety. A number of discussions have been held with the highway officer to discuss various arrangements to ensure the safest proposal was made. Retention of the existing hedgerow formed part of the brief for the scheme, due to its role in visual amenity of the area, protection and screening of the domestic gardens and contribution to the ecology of the area. The preferred access would be 2.4m set back from the edge of the carriage way, however in order to achieve this a significant portion of hedgerow would need to be removed. A 2m set back access would allow for retention of the hedgerow albeit with some significant cutting back, but would also provide an improved access

when compared to the substandard existing situation. The following final comments were received form the highway officer:

"Though my preference is to set the x distance at 2.4m I am aware that the applicant is still pursuing 2m set back. The drawings provided now show the visibility splay and that the applicant is prepared to cut back the existing hedgerow.

As such, based on the new information provided I am minded to offer no highway objection."

Subject to conditions securing the demonstrated splay, design and materials, there are no remaining concerns with regards to highway safety.

Archaeology

Previous interest in the site from the Archaeologist confirmed that the proposal may require a condition to secure archaeological investigation. However, the archaeologist has offered no comments against the current application, it is also noted that the details submitted specify a 'No-Dig' approach to the laying of the driveway, as such ground disturbance resulting from the proposals will be extremely minimal, any conditions requesting further information or archaeological investigation in this instance are considered to be unreasonable.

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: (6)

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:

Doc Title: Application Form.
Drg Title: Existing Entrance Plans and Elevations. Drg No: 22025/P101.
Drg Title: Site Location Plan. Drg No: 22025/P009.

Drg Title: Proposed Entrance Plan, Elevation & Detail. Drg No: 22025/P100B.
Drg Title: Proposed Site Plan Option 1. Drg No: 22025/P051.B.

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

3 No part of the development shall be first brought into use, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety

4 The development hereby permitted shall not be first brought into use until the access has been surfaced in the materials outlined in the approved submitted drawings. The gates shall be located as per the approved design. The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

5 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

6 No use of the new approved access shall commence until the stopping up of the existing access has taken place in accordance with the approved details. The sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

Informatives: (1)

7 The application involves the creation of a new vehicle access and dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent

. Please contact the Drainage Team at Drainage@wiltshire.gov.uk