CASE OFFICER'S REPORT

Application Number: PL/2023/10210

Address: 4 Council Houses, Sedgehill, Shaftesbury, SP7 9JJ

Proposal: Erection of agricultural storage and livestock building with new access track

Date of Inspection:
06/03/24
Consultation Expiry:
07/06/24
Press Advert: N/A

POLICIES
National Planning Policy Framework (NPPF 2023) and NPPG

Wiltshire Core Strategy (WCS):
Core Policy 1: Settlement Strategy and Core Policy 2: Delivery Strategy
Core Policy 20: Spatial Strategy: Salisbury Community Area
Core Policy 48: Supporting rural life
Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the conservation of the historic environment
Core Policy 61 Transport and Development

REPRESENTATIONS :

Third Party Comments **–** Three letters of objection were received raising the following concerns

1. Noise and disturbance from farm vehicles due to location
2. Loss of privacy due to location rear of gardens due to location
3. Not in keeping/negative visual impact
4. Smells, disposal of waste

Following these concerns revised plans were submitted relocating the proposed barn away from the neighbouring properties gardens adjacent to the applicants site.

One further objection letter was received following the re-consultation which still raised concerns regarding smells and disposal of waste and lost views of St Katherines Church.

Sedgehill Parish Council – Following revisions, No objection

Conservation – No comment

Environmental Health – No objection to the revisions, subject to conditions

Highways – No objection to revisions

Assessment

- Principle
- Scale, design and impact on the character and appearance of the area
- Impact upon the setting of a listed building
- Impact on neighbouring amenity
- Highways

Assessment

Scale, design and impact on the character and appearance of the area, and impact upon the setting of a Heritage Asset

There is a duty placed on the local planning authority under section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects a listed building, *or its setting*, to have special regard to the desirability of preserving the building and its setting.

The NPPF states:

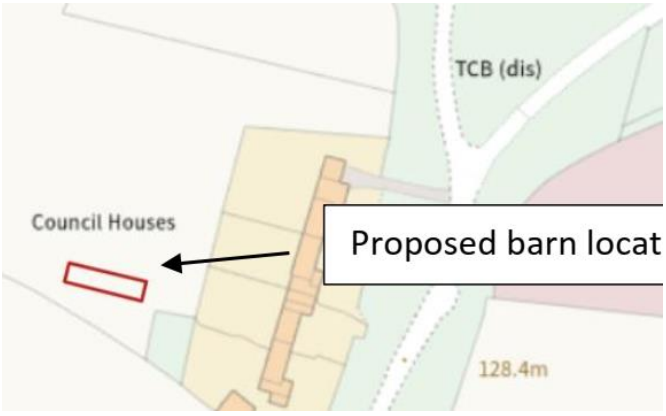
In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Core Policy 58 aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. Heritage assets include listed buildings and conservation areas. 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. Core Policy 57 sets out the criteria for good design and use of materials.

4 Council Houses is an end of terrace property located in Sedgehill, a small village and former civil parish in Wiltshire. Sedgehill is located 3.8 miles north of Shaftesbury. The application seeks permission for the erection of an agricultural barn, enclosed on three sides for the applicant to undertake a modest scale of calf rearing and for the storage of equipment.



Originally the proposed position of the barn was to be located to the West of the row of properties known as Council Houses.



This location was deemed unacceptable to the negative impact upon the neighbouring properties in terms of proximity to the rear gardens, dominant visually from the rear of these properties and potential noise and disturbance from the proposed long access track to access the barn.

Following discussions the applicant submitted revised plans relocating the barn to the Northern side of this own property – Number 4.



The above revised location results in the development being more contained and greatly associated with the applicants property only, reducing its presence upon the neighbouring residential properties.

The barn would be well stepped back within the site and it of a modest scale and design. This location allows for a shorter access track being proposed utilizing an existing farm entrance.

Such additions within the countryside are common and the proposed operation is modest in scale. The revisions are therefore considered acceptable and would not result in any visual harm upon the overall character and appearance of the area which would warrant a refusal.

To the North of the site lies the Grade II* listed St Katherines Church. A significant separation distance will remain between the application site and the Heritage asset, along with natural boundary screening. Furthermore, due to the single storey scale nature of the proposal it will not pose any

detrimental effects upon the setting of this Heritage Asset. In addition, the Councils Conservation Officer was consulted on the proposal along with the Parochial Church Council /Church wardens, who did not raise any concerns.

Considering the above, the revised location of the barn is considered acceptable and in accordance with Core Policy 48, 57 and 58.

Impact upon Residential Amenities

Policy CP57 also states:

> *vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)*

The revised position of the barn and access track alleviates initial concerns regarding the impact upon the enjoyment of the occupants of the neigbouring properties rear gardens and removes the proposal from direct line of sight.

Number 3 Council Houses could still view the rear elevation of the proposed barn but this will now be distanced by the plot of number 4 itself. This separation distance and proposed scale ensures the addition would not be overly dominant. The concern raised regarding the barn potentially blocking views of the church have been noted. Unfortunately, loss of views is not considered as a planning matter. However, it is acknowledged that some views may be altered. Wider views of the church will still be available within the rear field and therefore, the impact does not warrant a refusal.

The impact upon the residential amenities of the neighbouring properties have been carefully considered. The barn would be enclosed on three sides with the frontage now facing North - away from the neighbouring properties. The Councils Environmental Health officer was consulted on the revised plans and confirmed that this was a welcomed revision.

'The revised location significantly reduces the concerns about the impact of noise, odours and pests on neighbouring properties. The new location is adjacent to 4 Council Houses where the applicant lives and dwellings that are not associated with the agricultural use are further away'.

In addition to this and in response to the concerns received by third parties the council requested a Waste Management Plan from the applicant to ensure a robust and responsible management for the waste disposal and maintenance of the site to address potential issues such smells/rodents. This was received and can be conditioned upon any approval.

The Councils Environmental Officer also strongly suggested that the use of the barn is tied to the occupancy of 4 Council Houses. This is deemed justified as if the dwelling was occupied by someone not associated with the agricultural use in the future it is likely they will be more sensitive to impacts than the current owner.

Therefore, on balance and subject to conditions the proposal is considered acceptable in not resulting in any significant harm to any residential amenities which would warrant a refusal, in accordance with Core Policy 57.

Highways:

Access to the building will be off the existing farm entrance off Crate Lane. The access has always accommodated agricultural traffic, therefore there will be no increase in volume of vehicles utilising this access. Following amended plans the Councils Highways Officer has raised no objections to the proposal.

Conclusion:

On balance, the proposal, is not considered to pose any harm which could warrant a refusal. The scheme upholds the historic significance of the setting of St Katherines Church and would preserve the overall character and appearance of the area. Due to the amendments and waste management plan the proposal is not considered to result in any significant harm upon any residential amenities. Therefore, the proposals are considered to comply with Section 66, CP58 and Chapter 16 of the NPPF & Planning (Listed Building and Conservation Areas) Act 1990 Section 72 and CP48, 57 and 61.

RECOMMENDATION: Approve, with conditions.