

APPLICATION FOR FULL PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08506
APPLICATION TYPE:	Full Planning Permission
SITE ADDRESS:	1 Martingate Centre, Post Office Lane, Corsham, SN13 0HL
DEVELOPMENT DESCRIPTION:	Replacement refrigeration plant to flat roof; alterations to existing goods in entrance, alterations to existing entrance doors and replacement canopy glazing.
RECOMMENDATION:	Consent be GRANTED

PROPOSAL

This application is requesting permission for the replacement of roof mounted plant and general improvements to the building which includes alterations to fenestration and canopy.

Materials proposed haven't been specified but colour finishes which have been indicated on plans are:

- Fixed glazing, frames in grey (RAL 7043)
- Bollards in grey (B RAL 7043)
- Rendered walls, including clock tower, to be finished in grey (BS 00A 05)

No colour finish has been indicated for the 'goods in' doors (to replace the existing shutter doors) or canopy glazing. There has been no indication given that the existing murals will be affected by the proposal.

The scheme will not result in an increase in footprint to the building and has consequently been notified as being BNG exempt. No change of use is being proposed.

SITE DESCRIPTION

The application site comprises a retail building currently occupied by "co-op food" within the Martingate precinct in Corsham, a market town which benefits from a defined settlement boundary and made neighbourhood development plan (NDP).

The walls of the building are finished in a mixture of brick and render, with large areas of the latter covered by murals which were granted permission in 2017 and 2018. There is existing refrigeration plant on the north-eastern corner of the building's roof which is hidden from publicly accessible view by acoustic baffling – the original permission was granted on 01.04.2003 and a more recent permission for replacement was granted on 13.07.2021. Further comment on the site's planning history will be made later in this report.

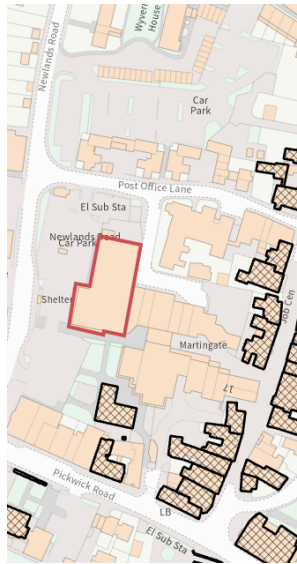


Figure 1: street view (google, 2024) Figure 2: site (red) & listed buildings (hatched) Figure 3: aerial view (2024)

The site is wholly within the Corsham Conservation area, and the building is highly visible by virtue of it being directly adjacent to a carpark which is connected to unclassified 'post office lane' (at the north) and unclassified 'Newlands Road' (at the west). The site is not listed but parts are within 50m of Grade II and Grade II* listed buildings.

The site is in flood zone 1, at the lowest risk of flooding from rivers and seas. At the time of writing, there are no local records of protected species at, or adjacent to, the site.

RELEVANT PLANNING HISTORY

Relevant planning history at the site: (inter alia)

- N/03/00389/FUL granted permission to *install new plant to store roof* on 01.04.2003
- N/09/01445/FUL granted permission for the *installation of security fence to flat roof of existing building* on 07.10.2009
- 17/07336/FUL granted permission for the *creation of murals on the western face of the Co-op Building [...]* on 09.10.2017
- 18/02753/FUL granted permission for the *creation of murals on the southern face of the Co-op building [...]* on 22.05.2018
- 21/01891/FUL granted permission for *proposed replacement refrigeration plant and general building up-keep works* on 13.07.2021

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS)

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP11: Spatial Strategy for the Corsham Community Area
- CP39: Retail and Leisure
- CP41: Sustainable Construction and Low-Carbon Energy
- CP57: Ensuring High Quality Design and Place Shaping
- CP58: Ensuring the Conservation of the Historic Environment

Saved Policies of the North Wiltshire Local Plan (NWLP)

- R1: Town Centre Secondary Frontages

Corsham Neighbourhood Development Plan (NDP)

- E1: Ecology
- E2: Sustainable Development
- HE1: Good Quality Design

Corsham Batscape Strategy

Corsham Conservation Area Statement – September 1999

Wiltshire Design Guide (WDG)

Corsham Design Guide (CDG)

National Planning Policy Framework (NPPF)

Planning Policy Guidance (PPG)

Planning (Listed Buildings and Conservation Areas) Act 1990

- Section 72

ISSUES

The main issues in the consideration of this application are:

- Principle / Sustainable Development
- Impact on the setting of heritage assets
- Design and Neighbouring Amenity
- Ecology

CONSULTATION

Corsham Town Council: No objection

Resolved: that no objection be raised.

Councils Conservation Team: No Comment

The development does not lie within our consultation remit and in view of the need to be selective in what can be given consideration by this team to focus on cases where we can add most value we have not examined this proposal in detail and do not intend to comment. This should not, however, be construed in any way as implying approval or endorsement of the proposal. If assessment indicates that detailed conservation input is required please re-consult us.

Councils Public Protection Team: No objection subject to condition

The Noise Assessment provided demonstrates that noise from the replacement plan will be acceptable.

I support the proposals as per the noise assessment and suggest the following condition:

An assessment of the acoustic impact arising from the operation of replacement refrigeration and service plant shall be undertaken in accordance with BS4142:2014 +A1:2019. Background levels are to be taken as a LA90 1 hour and the ambient noise levels shall be expressed as an LAeq 1 hour during the daytime [07:00- - 23:00] and shall be expressed as an LA90 and LAeq 5 minutes during the night [23:00 – 07:00] at the boundary of the nearest residential noise-sensitive receptor.

The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to demonstrate the development can achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.’ If the precise detail of the scheme is not known, then likely worst-case scenarios with respect to noise impact on residential premises should be assumed. The attenuation scheme shall be implemented in full prior to occupation of the development and thereafter be permanently retained.

REPRESENTATIONS

At the time of writing no public representations have been received.

ASSESSMENT

Principle / Sustainable development

CP1 and CP2 of the WCS relate to the spatial strategy for Wiltshire, setting the policy foundations for sustainable development within the county. CP11 of the WCS expresses that development in the Corsham Community Area should be in accordance with the Settlement Strategy set out in CP1.

Development in connection with the existing use of the site is established in principle. Matters relating to design etc. are addressed below.

Impact on the setting of heritage assets

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a general duty on decision makers, when considering whether to grant development which affects conservation area settings. The Councils Conservation Team were consulted for their comment; however, given current workload pressures, have not been able to provide a bespoke representation.

Whilst the application has not been submitted with a heritage statement or planning statement which identifies the significance of the heritage assets or provides a statement of need, on this occasion the plans provided and description of development (clearly identifying that the development is replacement of existing) is sufficient to allow for Local Planning Authority to make an informed decision in line with the aims of heritage policies of the WCS and the aims of section 16 'conserving and enhancing the historic environment' of the NPPF.

The site is wholly within the Corsham CA and in close proximity to Grade II and Grade II* listed buildings. The Corsham CA Statement is explicit that *every town has a character of its own and [...] the first consideration on any proposal for development in a CA must be its effect on the character of the area as a whole*. The site is within the 'Newlands Road' identity area, the CA statement identifies significant features and provides guidance and suggested areas for enhancement.

The building to which this application relates is not one which has independent historic value and the development will not result in extension to the footprint of the building or removal of trees or other features which contribute positively to the CA setting. There are no explicit guidance notes within the CA statement which relate to the building or scheme.

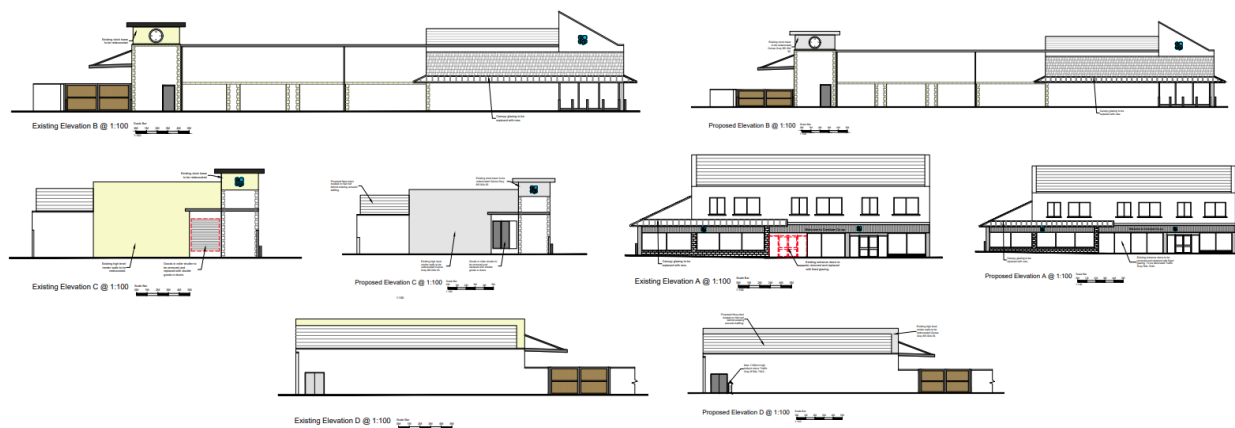


Figure 4: partial extract of existing and proposed elevations

The scale and location of the alterations and replacements are modest and will generally improve the overall appearance of the building and will consequently not negatively alter the character of the CA setting or nearby listed buildings. The scheme will not harm the setting of heritage assets.

Design and Neighbouring Amenity

Policy CP41 of the WCS relates to sustainable construction and low-carbon energy and encourages development including building conversions to incorporate design measures to reduce energy demand.

Policy CP57 of the WCS requires high quality design and place shaping for all new development including alterations.

Policies E2 and HE1 of the NDP mirror the aims of CP41 and CP57 of the WCS.

The scheme does not include the provision of renewable energy solutions, which is regrettable – particularly considering the likely energy requirements associated with the refrigeration plant that serves the store; however, on this occasion, given the scale of the development and that the scheme is for replacement of existing plant, it would not be reasonable to require alterations (or to refuse the scheme) for that reason alone. Notwithstanding that the site is within a CA setting, as the building is unlisted there are some permitted development (PD) provisions for installation of renewable energy solutions at the site, should the applicant wish to make such changes in the future. An informative will be included directing the applicant to these PD rights and associated limitations/conditions etc.

Review of plans provided indicate that the amendments/improvements proposed will result in modest and minimal visual changes and, as outlined in the previous section of this report, there are no significant concerns relating to the design of the scheme. The primary consideration with regards to CP57 therefore relates to the potential for noise impacts relating from the altered roof-mounted plant – particularly on occupants of neighbouring dwellings.

The scheme has been submitted with a 'plant noise impact assessment report' (prepared by NSL noise solutions ltd, dated 27.01.2025); consultation with the Councils Public Protection Team has been carried out to allow for review of the document and their representation resulted in no objection subject to condition and *support [of] the proposals as per the noise assessment*.

The recommended condition is reasonable and necessary to ensure that the scheme does not result in unacceptable changes to noise levels for neighbouring occupants. With the inclusion of the condition the scheme complies with relevant policies.

Ecology

The scale of the scheme is such that BNG exempt. The site, whilst in proximity to a protected ecological site, is in a location which sees a concentration of modern and well-lit buildings which is broadly not suitable for bats and the type/nature of development (being for replacement of existing) does not raise any concern relating to protected species in proximity to the site.

SUMMARY AND CONCLUSION

With the inclusion of necessary planning conditions, the scheme meets the aims of policies contained within the Wiltshire Core Strategy and Corsham Neighbourhood Development Plan.

RECOMMENDATIONS:

That planning permission be GRANTED subject to the following conditions:

- 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.

- The development hereby permitted shall be carried out in accordance with the following approved plans, received on 12.11.2025:

Location Plan, as shown on 'Existing Plan'; 8816.52-BOW-A1-O1-RE-A-0001

Proposed Plan; 8816.52-BOW-A1-01-D-A0003

Proposed Elevations; 8816.52-BOW-A1-01-DR-A-0004

CR3 Plant Layout; 300200515527-R5

Plant noise impact assessment report; prepared by NSL noise solutions ltd, dated 27.01.2025

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

- An assessment of the acoustic impact arising from the operation of replacement refrigeration and service plant shall be undertaken in accordance with BS4142:2014 +A1:2019. Background levels are to be taken as a LA90 1 hour and the ambient noise levels shall be expressed as an LAeq 1 hour during the daytime (07:00- - 23:00) and shall be expressed as an LA90 and LAeq 5 minutes during the night (23:00 – 07:00) at the boundary of the nearest residential noise-sensitive receptor.

The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to demonstrate the development can achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.' If the precise detail of the scheme is not known, then likely worst-case scenarios with respect to noise impact on residential premises should be assumed. The attenuation scheme shall be implemented in full prior to occupation of the development and thereafter be permanently retained.

REASON: In the interests of residential amenity.

INFORMATIVES TO APPLICANT:

- 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 regarding the requirements of the Party Wall Act 1996.

- 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.
- The Government has published a Clean Power 2030 Action Plan which includes observations around how 'new standards will be introduced next year which will amend the energy efficiency standards in the Building Regulations in England'. Whilst this scheme does not include renewable energy solutions, there has been no removal of permitted development rights for 'renewable energy' development provisioned under Schedule 2, Part 14 of the GPDO.

Further information on the Action Plan can be found online at:

assets.publishing.service.gov.uk/media/677bc80399c93b7286a396d6/clean-power-2030-action-plan-main-report.pdf and further information on permitted development rights for renewable energy can be found online at:

<https://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/14>

- The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.