

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08964
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Land adjacent to Tavewa, Pye Lane, Broad Town, SN4 7RR
DEVELOPMENT DESCRIPTION:	Construction of a new agricultural workshop and store
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application relates to part of an area of agricultural land immediately to the south of Pye Lane and to the southwest of the dwelling known as Tavewa. The area is characterized by agricultural land and large, open fields. The land slopes upwards from Pye Lane where there is a wooded escarpment to the south of the site and where the topography rises more steeply to a flat plain where there are more open fields.

The dwelling known as Tavewa is set within a small development of similar, large, detached dwellings which lies on the southern limits of the Small Village of Broad Town. The dwelling and the application site are washed over by the northern limits of the North Wessex Downs National Landscape (AONB).

PROPOSAL

The proposal comprises the erection of a small, agricultural building immediately adjacent to an existing agricultural building which has been on the land for approximately 10 years.

The new building would be set immediately to the south of the existing structure and set parallel to that building. The proposed building would measure 12m by 7m, have an eaves height of 2.5m and overall ridge of 3.2m. The building would be constructed of steel, box profile elevations coloured Juniper Green, the roof would comprise insulated steel box profile with inset clear roof lights on each roof slope. Window openings are proposed on both the southern and northern elevations with further windows, a personnel door and roller shutter door on the front (western) elevation.

No additional hardstanding or external lighting is proposed, and it is stated that the building would provide for secure storage of equipment, agricultural machinery and for fruit storage obtained from trees at the southern end of the site.

PLANNING HISTORY

Proposal / Summary
15/03302/FUL - Full planning permission Decision - Approve with Conditions Date: 2/6/2015 – Agricultural Store

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 19 Spatial Strategy: Royal Wootton Bassett & Cricklade Community Area
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management

Draft Wiltshire Local Plan Policies

The Council's Draft Local Plan is a material consideration but carries limited weight at this stage.

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)

- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

Broad Town Parish Council: No Objection, subject to conditions for materials to be as stated and tree planting within three months of completion.

WC Highways: No Objection

WC Ecology: No Objection: No Obvious ecology issues on this application.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

- No Objections and do not foresee negative impacts.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.

- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

The location of the proposed structure is within an open agricultural field and it is stated that the use is limited to storage of agricultural machinery, equipment and for storage of crops gathered from the wider site.

Paragraph 88 of the NPPF expects planning policies and decisions to enable the development and diversification of agricultural and other land-based rural businesses which respect the character of the countryside. It sets out the importance of ensuring that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable.

However, whilst the principle of this particular development may be viewed as acceptable, it is also necessary to undertake site specific assessment and related policy consideration and compliance with other policies as contained within the development plan.

Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The proposed building would be sited within a large field which benefits from nature hedgerow boundaries with native trees and there is a natural look to this rural area with views to rolling countryside. The highway boundary to the north of the site is also bounded by a mature hedgerow and there are limited views of the existing structure and location of the proposed structure albeit the land rises to the south from the roadway.

There are public footpaths which run along the escarpment to the south of the site, but these are in excess of 120m from the site and views are partly obscured by the mature trees on that geographic feature.

The siting of the proposed barn, together with the stated materials and colour would help assimilate the two structures and it is not considered unusual for agricultural holdings to be provided with secure storage of machinery and equipment. Such features are not considered out of place of context within an agricultural and rural area. This is aided by the low ridge height. Albeit the proposed structure would be topographically higher than the existing building, which was granted permission in 2015, there is a noticeable difference of approximately 1.5m between the two structures, which would ensure that the new barn is no higher than the existing.

Set parallel to the existing open front barn, the size, scale, proposed materials and colour would be very similar and are considered to help assimilate the additional built form into the site and wider landscape. It is noted that the Parish Council have not raised an objection but have commented on ensuring the use of the materials and colour are as stated. Relevant planning conditions to this effect can be appended to any subsequent grant of permission and are considered to meet the Six Tests for such conditions.

It is noted that the site is washed over by the North Wessex Downs National Landscape and therefore assessment against Core Policy 51 is relevant. This policy states that development protect, conserve and where possible enhance landscape character without harmful impact and with mitigation where necessary and appropriate.

Whilst the barn would be set on an upland section of the wider field, this particular area is noticeably flatter than areas to the north and south. It is therefore considered logical that the new structure should be in this location. It is also considered that the size, scale and form of the barn is relatively small when taking into account the scale of some agricultural buildings in the wider area. Its setting, parallel to the existing barn and with its rear (eastern) elevation close to the densely foliated land to the east is considered an appropriate and sensible setting which would limit detrimental impact upon views of the wider escarpment above.

In this respect, the proposal is considered to accord with the criterion of CP51 which seeks to enhance Wiltshire's distinctive landscape character, CP57 which seeks to achieve good design and place shaping and the provision and guidance as contained within the Framework.

Amenity

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

The proposed barn would be approximately 100m from the nearest un-associated dwelling and with the existing, open sided barn and a further un-associated stable building set between them, together with mature hedgerow boundaries and trees.

As such, the proposed development is not considered to result in overlooking, loss of privacy or overbearing impact upon the nearest residential occupiers.

Highways Impacts and Parking

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

The proposal has been assessed by the Council's Highway Engineers and there is no objection or comment to make in respect of highway or transport impacts. Due to the limited nature of the proposed development it is considered unlikely that the scheme would have any significant impact on traffic and highway networks either within or close to the site.

The proposal is therefore considered to accord with the aforementioned highway policies and the guidance and provision of the Framework.

Ecology, Biodiversity and Landscape

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

Paragraph 189 of the NPPF requires that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues.

Section 85(A1) of the Countryside and Rights of Way Act 2000 (CRWA 2000) came into effect on 26 December 2023 (following amendments to that Act made by section 245 of the Levelling-Up and Regeneration Act 2023 - LURA 2023). The revised s.85 of the CRWA requires LPAs and other relevant authorities must now “seek to further” the statutory purposes of National Landscapes (formerly Areas of Outstanding Natural Beauty), replacing the previous duty to merely “have regard to” them. In broad terms, it is accepted that the proposed building would help to further the AONB as a working rural landscape, without causing harm to the protected special landscape characteristics of the designated area.

This is an active duty, requiring authorities to take reasonable and proportionate steps to support the conservation and enhancement of the natural beauty, special qualities, and key characteristics of these designated areas when exercising any function that affects them.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

The proposal was supported by way of a Biodiversity Metric and the Council’s Ecology Team were also consulted. Due to the limited additional built form, it is not considered that there are any particular ecological issues with the development and additional ecological enhancements are not deemed necessary in this instance.

In terms of landscape impact, and potential visual impact upon the National Landscape, it is noted that the submitted plans and supporting documents show additional trees to be planted adjacent to the southern side elevation of the proposed building. These would help soften the potential views of the development from the public rights of way running along the wooded escarpment to the south.

Parish Council have commented on the additional proposed tree planting and ask that this planting is carried out as soon as possible after completion of the development. Due to the sensitive location of this proposed development, a suitably worded condition to ensure that the tree planting is carried out in a timely manner is considered relevant, necessary and reasonable in this instance.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan.

The proposal is broadly compliant with relevant local and national planning policies in respect of design, scale, residential amenity, landscape, highway safety, ecology and biodiversity, and environmental impacts, subject to the recommended conditions.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to the following conditions;

1. WA1 – Three Years

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. WM13 – Plans and Supporting Documentation

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, all received on 11 November 2025

Application Form
Location Plan
TAW_SS_1. Site Section
TAW_SP_1. Proposed and Existing Site Plan
TAW_PE_1. Proposed Elevations
TAW_FP_1. Proposed Floor Plan
TAW_DAS_1. Design and Access Statement
TAW_AONB_1. AONB Statement

3. WB5 – Materials – to be as stated on the plans and documentation hereby approved.

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the documentation and drawings hereby approved.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. WC2 – Landscaping to be carried out & maintained

The planting of the trees, comprised in the approved details and as shown on Drawing Ref: TAW_SP_1, shall be carried out in the first planting season following the first occupation of the building or the completion of the development whichever is the sooner; All shrub and tree planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.

Any trees or plants which, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.