

View results

Respondent

713 Peter Wragg

05:44

Time to complete

1. Application Ref: *

PL/2026/01343 Full Planning Permission and PL/2026/01528 Listed Building Consent.

2. Site Address: *

Lacock

3. Before making a request for a planning application to be referred to a Planning Committee Members are asked to discuss it with the case officer to ensure that they are aware of all of the relevant considerations and the likely recommendation. This should ensure that only those applications that need to, appear on agendas. (There have been cases where applications have appeared where the officer's recommendation is in line with the Members thoughts).

I have discussed this application with the case officer. *

☒ Yes

☐ No

4. I request this application to be called to committee if the recommendation is for:

☐ Approval

☒ Refusal

5. I request that the above mentioned planning application is considered at a meeting of the Planning Committee. I have indicated below the key issues which I consider justify the call in.

No answer provided.

6. Other (please specify)

Carpenters Arms Lacock

Justification for calling in – the material planning considerations

The Development Plan – the Local Plan

The proposals are in accordance with the following policies:

- Policy 36 (Economic Regeneration)
- Policy 39 (Tourist Development)
- Policy 40 (Hotels, Bed & Breakfasts, Guest Houses and Conference Facilities)
- Policy 49 (Protection of rural services and community facilities)
- Policy 58 (Ensuring the Conservation of the Historic Environment)

The National Planning Policy Framework (2024) (NPPF)

1. The proposals are in line with the NPPF policies as follows:

- Paragraph 11 c) (Sustainable).
- Paragraph 39 (Economic, social and environmental conditions)
- Paragraph 137 (Community engagement - Lacock Parish Council has no objection)
- Paragraph 139 (Outstanding design quality)
- Paragraph 202 (Conservation and enhancement of heritage asset as a whole)
- Paragraphs 207 and 208 (Justified by detailed heritage assessments by suitably experienced architects, two heritage professionals and a planning consultant).
- Paragraph 210 (Sustaining and enhancing the heritage asset; positive contribution to its conservation);
- Paragraphs 214 and 215 (Less than substantial harm; obvious public benefits; optimum viable use)
- Paragraph 216. (A balanced judgement of all the material considerations should mean approval).
- Paragraph 217 (Proposed replacement extension is fully designed and submitted).
- Paragraph 219 (Appropriate intervention).

Other material planning considerations

· Physical context

1. No adverse effect on the Carpenters Arms or East Street. No intrinsic historic or architectural value (proven by evidence).
2. A run-down, non-descript space which makes no positive contribution to the conservation area
3. A 'natural' intervention typical of the conservation area.
4. Part of the restoration and enhancement of The Carpenters to make it viable in a very difficult times for pubs.

Conclusion

I would suggest that these are the numerous material planning considerations why the application must be determined by Committee if officers are minded to refuse under delegated powers.

7. Division Member: *

Cllr Peter Wragg

8. Date: *

17/03/2026

