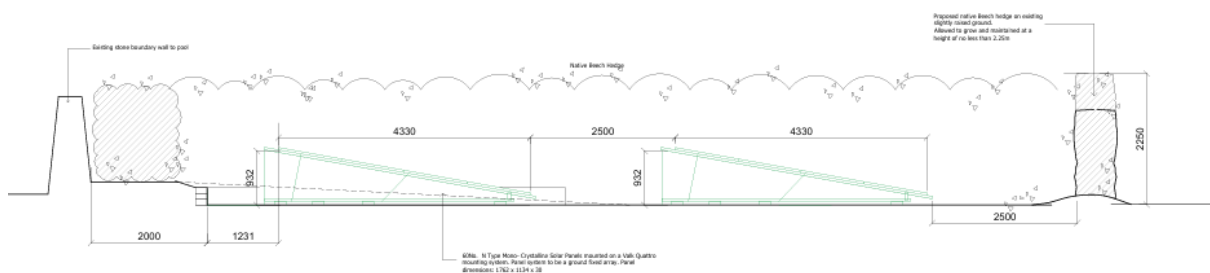


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00657
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Manor Farm, Smith Street, West Kington, Chippenham, SN14 7JG
DEVELOPMENT DESCRIPTION:	Proposed installation of 56No. N Type Mono-Crystalline Solar Panels mounted on a Valk Quattro mounting system. Panel system to be a ground fixed array for the domestic use of Manor Farm
RECOMMENDATION:	That Planning Permission be GRANTED

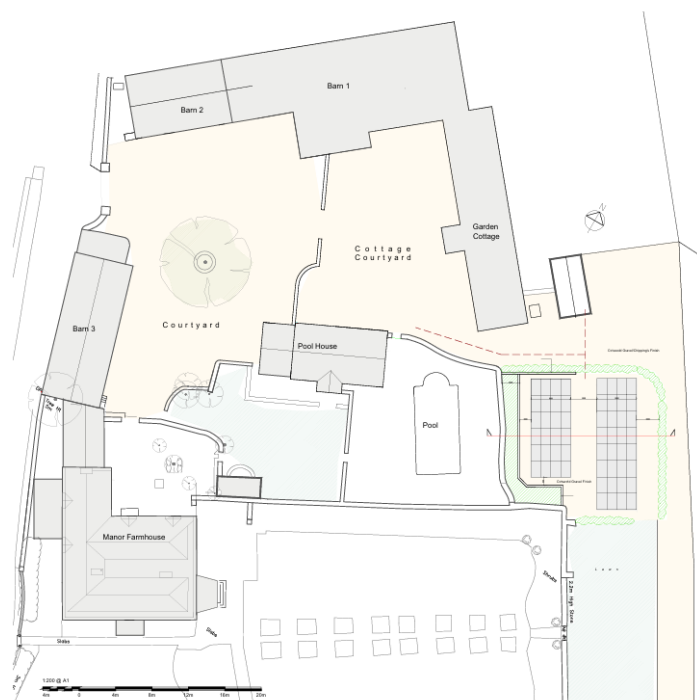
PROPOSAL

The proposal seeks planning permission for the proposed installation of 56No. ground mounted solar panels. The maximum height of the panels are shown to be 932mm from ground level, with submitted cross-sections shown thus:



Proposed Section A:A Scale 1:50

The proposed solar panels are to be located on an existing area of Cotswold Stone chippings which extends to the east of the Manor Farm complex. The submission confirms that a native Beech hedge is to be planted around the site of the solar panels which will be allowed to grow and maintained at a height of no less than 2.25m. The layout of development shown below:



Proposed Site Plan Scale 1:200

Householder application forms have been used and their submission documents confirm that the development is for domestic use of Manor Farm as a dwellinghouse.

SITE DESCRIPTION/CONTEXT

The site is within the built form of the settlement of West Kington.

The proposed location for the panels is closely related to the existing built form of Manor Farm House and associated outbuildings. It is an area that is already surfaced with gravel and is understood to have been previously used for the storage of building materials:



Manor Farmhouse is a Grade II listed building, with the description as follows:

“NETTLETON SMITH STREET ST 87 NW West Kington 2/378 Manor Farmhouse and outbuildings attached

GV II

House, c1800-20 on earlier core, ashlar fronted with low slate hipped roof and rear wall stacks. 2-storey front range, two storey and attic to rear. Formal south front, 3-window range with raised plinth and band, moulded cornice and parapet. 16-pane outer windows, 12-pane centre first floor window. Ground floor windows set in sunk arched panels. Central arched doorway set in sunk arched frame with original 6-panel door under traceried iron fanlight. Door set in projecting ashlar Roman Doric porch, 2 columns to front, pilaster responds. Facade in style of J. Pinch I of Bath. Rubble stone end walls. Rubble stone rear wing with north end stack and various windows in heavily moulded surrounds to west side. Main house rear has low pitched gables over 2 attic 6-pane windows, 3 first floor 12-pane sashes, ground floor door with 16-pane sash to right and 2 C20 windows to left. Flush unmoulded surrounds. To north west, attached to rear wing by low link, is rubble stone barn range with coped gables, upper oval light and loading door, ground floor window and door, then 3 doors with segmental arched rubble stone heads.

The application site is also located in the West Kington Conservation Area as well as the Cotswold National Landscape

PLANNING HISTORY

Proposal / Summary
ENF/2022/00319 - Alleged breach of unauthorised mound of rubble - MANOR FARM, SMITH STREET, WEST KINGTON, CHIPPENHAM, SN14 7JG –
N/88/02916/FUL - Full planning permission Decision - Refused Date: 12/12/1988 – CONVERSION OF FARM BUILDING TO DWELLING
N/04/01025/TCA - Work to Trees in a Cons Area Decision - Application does not need permission Date: 21/4/2004 – TREE SURGERY
N/03/00240/LBC - Listed building consent Decision - Approved Date: 11/3/2003 – INTERNAL ALTERATIONS
N/98/01260/LBC - Listed building consent Decision - Unknown Date: 11/9/1998 – INTERNAL AND EXTERNAL ALTERATIONS INTERNAL/EXTERNAL ALTERATIONS
N/05/00421/LBC - Listed building consent Decision - Approve with Conditions Date: 28/4/2005 – Internal and External Alterations to Form Studio and Ancillary Residential Accommodation
N/09/01894/FUL - Full planning permission Decision - Approve with Conditions Date: 26/1/2010 – Removal of UPVC Conservatory and Replacement with Timber Framed Conservatory
N/09/01895/LBC - Listed building consent Decision - Approve with Conditions Date: 26/1/2010 – Internal Alterations; Removal of UPVC Conservatory and Replacement with Timber Framed Conservatory; New Window to Existing Utility Room
N/93/02035/FRC - Agricultural & Forestry - Detailed matters Decision - Unknown Date: 4/1/1994 – WOODLAND GRANT SCHEME WOODLAND GRANT SCHEME
N/98/00164/FUL - Full planning permission Decision - Unknown Date: 6/4/1998 – DEMOLITION OF AGRICULTURAL STORAGE BUILDINGS & GRAIN STORE & CONVERSION OF OLD STONE BUILT BYRE INTO A SINGLEDWELLING CONVERT BLDG TO DWELLING
N/92/02142/FRC - Agricultural & Forestry - Detailed matters Decision - Approved Date: 6/1/1993 – WOODLAND GRANT SCHEME WOODLAND GRANT SCHEME
N/99/01237/COU - Full planning permission Decision - Unknown Date: 9/8/1999 – CONVERSION OF REDUNDANT AGRICULTURAL BUILDING TO FORM DWELLING
N/07/00611/LBC - Listed building consent Decision - Approve with Conditions Date: 19/9/2007 – Demolition of Modern Agricultural Buildings; Alterations and Extension to Barn to Form Dwelling; Repairs to Buildings Following Removal of Modern Agricultural Buildings
N/97/00085/TCA - Work to Trees in a Cons Area Decision - Unknown Date: 24/2/1997 – TREE SURGERY TREE SURGERY
N/05/00420/COU - Full planning permission Decision - Approve with Conditions Date: 28/4/2005 – Alterations to Outbuilding to Form Ancillary Office/Studio and Ancillary Residential Unit
N/07/00612/COU - Full planning permission Decision - Approve with Conditions Date: 12/9/2007 – Demolition of Modern Agricultural Buildings; Alterations and Extension to Barn to Form Dwelling
20/04502/DOC - Approval of details reserved by a condition Decision - Partial Discharge of Condition(s) Date: 20/10/2021 – Discharge of Conditions 9 & 10 of 18/06253/FUL

18/01340/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 5/6/2018 – Demolition of modern Agricultural Buildings, Alterations and Extension to Barn to from Dwelling; Repairs to Buildings following removal of modern Agricultural Buildings.
PL/2022/07141 - Full planning permission Decision - Approve with Conditions Date: 13/6/2024 – Proposed renovation, repair and conversion of existing Stable Barn 3 to living accommodation
PL/2022/07334 - Householder planning permission Decision - Approve with Conditions Date: 6/12/2022 – Proposed new garden room and replacement of existing UPVC window.
PL/2022/07540 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 6/12/2022 – Proposed new garden room and replacement of existing UPVC window.
PL/2022/08350 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 13/6/2024 – Proposed renovation, repair and conversion of existing Stable Barn 3 to living accommodation
PL/2023/02841 - Householder planning permission Decision - Approve with Conditions Date: 26/5/2023 – Replacement of Existing Conservatory with Proposed New Garden Room
PL/2023/03131 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 26/5/2023 – Replacement of Existing Conservatory with Proposed New Garden Room
PL/2026/00657 - Householder planning permission – Proposed installation of 56No. N Type Mono- Crystalline Solar Panels mounted on a Valk Quattro mounting system. Panel system to be a ground fixed array for the domestic use of Manor Farm

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 42: Standalone renewable energy installations
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Nettleton Parish Council: No objection.

Wiltshire Council Public Protection: No objection.

Council Conservation officer: No comment received.

REPRESENTATIONS

No comments were received.

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 adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Principle of Development

In most householder applications, the principle of development is not a matter for detailed assessment, as the residential use of the site is already established and the proposal typically involves minor works within the curtilage of a lawful dwelling.

The proposals are also for sustainable energy generating development, which are broadly supported by policy CP41 to the Wiltshire Core Strategy. Similarly, at paragraph 168 to the NPPF, even small scale projects (such as this could be described as) can provide a valuable contribution towards cutting greenhouse gas emissions. Section 14 to the NPPF in general advocates the supporting of the transition to net zero by 2050.

As such, the principle of development is considered acceptable, subject to the detailed assessment of design, amenity, and other material considerations set out below.

Design and appearance

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal in this instance would see the installation of the solar panels, which have an approximate height of 0.93m which will be bordered by an existing boundary wall and a proposed beech hedge.

While the panels will see the creation of a new element in the immediate vicinity of the listed buildings it is considered that the proposal would see a new element which would have an appearance of a typical ground mounted solar array. While the proposal would be large addition, it would be relatively discreetly positioned on land that can be described as being previously developed. Conditions can be imposed so as to ensure the planting of the hedging.

In terms of design the proposal in this instance is a typical solar panel array, as such it is considered to be typical and while it is a modern addition it is considered to be of a relatively

low scale and the resulting appearance is ancillary to the main dwelling and in terms the proposal is acceptable in terms of design.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Due to the limited height of the panels and the location of the panels it is not considered that the proposal would result in an unacceptable impact in terms of loss of light, overbearing impact or loss of outlook.

The potential for glint and glare from the panels is noted; but in this instance the proposal is of a low height, bordered by substantial boundary treatments and is located some distance from residential properties not under the control of the applicant. For instance, Chestnut Cottage is some 50m to the South, Eagle House some 25m to the North (with buildings in the intervening distance) and West Kington House some 75m to the East. As such it is not considered that an unacceptable level of glint or glare would arise.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity, policy CP42(vii) to the Wiltshire Core Strategy as well as Appendix D of the Wiltshire Design Guide.

Heritage

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

No alterations are proposed to the historic fabric and as such the proposal is not considered to result in harm to the fabric of the listed buildings.

Any potential impact would likely be upon the character or setting of the heritage assets (both the listed building and West Kington Conservation Area). In this instance the site is already previously developed, and the panels themselves being mounted at a low profile and therefore largely obscured from views into and out of the WKCA and when combined with the boundary treatments and its relationship with the Manor farm complex it is not considered that the proposal would result in harm to the WKCA.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the listed building. It would not result in harm to the significance of any heritage assets. Of course, even if there were to have been any harm identified, it would likely be at the minor end of the scale, given the character of the site and proposal, and would be outweighed by the significant weight that it advocated within the NPPF as being given to low carbon energy development.

Whilst no comments have been received from the Conservation Officer, there is considered to be sufficient information available to reach a conclusion on the potential impacts.

Subject to conditions in respect of the planting, the development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

It is noted that the proposal is wholly located within the Cotswold National Landscape. The proposal is situated on the edge of the Manor farm complex of buildings, which gives it a semi-rural context.

While views maybe possible of the solar panels, it is considered that they will be limited and in the context of existing built form and domestic paraphernalia at the site. Indeed, the panels will be surrounded by a native hedge which will further mitigate views. The hedge planting can be the subject of conditions.

Furthermore, the proposals location ensures that it is seen in the context of the wider development and is not considered to result in harm to the character or setting of the Cotswold National Landscape. As previously mentioned, the potential for glint and glare in the landscape is considered to be limited due to the low profile of the panels and the hedging proposed.

In this case, no comments have been received from the Council's Landscape Officer, but there is considered to be sufficient confidence from the submitted materials that an assessment of the impacts can adequately undertaken.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswold National Landscape. Appropriate mitigation ensures that any localised impacts are minimised. The development therefore complies with Core Policies CP51 and CP42(i) to the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Ecology

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely. No objections have been raised by the Council's Ecologist.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

Subject to the imposition of conditions, the proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, ecology. No impacts or harms

have been identified to the relevant heritage assets, and subject to conditions, no unacceptable impact on the landscape.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

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:

2025-01300-LOC A Location and Block Plan
2025-01300-100 A Existing Site Plan and Section
2025-01300-101 A Proposed Site Plan, Section and Elevations
(Received by LPA 10th February 2026)

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

3. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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