

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01475
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	20 Church Street, Calne, SN11 0HS
DEVELOPMENT DESCRIPTION:	Alterations and reconfiguration of existing Class E commercial building including subdivision into multiple commercial units, reinstatement of traditional shopfront, formation of new window openings and associated refurbishment works.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION & PROPOSAL

The application proposes to subdivide the ground floor to create multiple smaller retail units, alongside a café use to the rear, with office accommodation retained on the upper floors. The majority of works are internal, with external changes limited to the reinstatement of a traditional shopfront on the principal elevation and the introduction of new windows to the west side elevation, as well as general repair and refurbishment, at 20 Church Street, Calne.

The site is within the town centre of Calne and occupies a prominent position at the western end of Church Street. It forms part of a mixed historic street with traditional shopfronts and varied architectural styles. The building sits next to the Grade II listed Calne Free Church and adjoins a public space, with the River Marden located to the north.

The building itself is a two storey commercial building with attic accommodation. The ground floor is currently configured as a single large retail unit with office accommodation on the upper floors. The existing street frontage comprises a recessed modern shopfront set back beneath the first floor façade.

The application site is situated within:

- Calne Conservation Area
- Adjoining Grade II listed church, and additional listed buildings in wider area
- Flood Zone 2 and 3, proximity to main river, surface and groundwater constraints

PLANNING HISTORY

Proposal / Summary
20/07270/FUL - Subdivision of a single Class E retail unit into two Class E retail units on the ground floor and Class E office units on the ground floor and first floor. New shop front including replacement columns. New door in north elevation. Seven new windows and replacement door in the west elevation. New door in the east elevation. New gate in north boundary wall – Approved with Conditions
N/78/00572/F - Historic apps 1974 to 1983 Decision - Approve Date: 24/7/1978 – Alterations to shop front

N/84/01396/F - Historic apps 1974 to 1983 Decision - Approve Date: 25/9/1984 – Alterations to shop front
N/92/02161/FUL - Full planning permission Decision - Approved Date: 11/1/1993 – CHANGE OF USE OF PART OF STOREFROM RETAIL TO TEA ROOMS USE AS TEA ROOMS
N/95/01851/ADC - Consent to display an advertisement Decision - Approved Date: 20/11/1995 – DISPLAY OF TWO NON-ILLUMINATEDSHOP SIGNS TWO NON-ILLUMINATED SHOP SIGNS

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

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 8 Spatial Strategy [Calne Community Area]
- Core Policy 50 Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 61 Transport & Development
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk

Neighbourhood Plan:

- Policy C1: High Quality, Sustainable Development
- Policy BE1: Design Principles for Local Distinctiveness
- Policy BE2: Heritage Assets
- Policy GA1: Highway Impact
- Policy GA2: Public Realm
- Policy GA5: Parking Provision

- Policy WS4: Calne Town Centre

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
- Wiltshire Council's Waste Core Strategy, adopted July 2009
- Wiltshire Council's Waste Storage and Collection: Guidance for Developers Supplementary Planning Document, January 2017

ISSUES

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

- Whether the development is acceptable in principle (CP 1 and 2, WS4)
- Whether the scheme constitutes high quality design (CP 57, BE1, C1, GA2)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58, BE2)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64, GA1 and GA5)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)

CONSULTATION RESPONSES

WC Highways: No objection subject to condition

“Even though the proposed changes in commercial offering will lead to an increase in trip attraction visits to the site these discreet visits will be pedestrian visits as there is no on-site parking. As this is no change from the previous use also having no allocated parking; there is no highway objection subject to the following condition due to the constrained nature of the site.

No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- the off-site parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- pedestrian and cyclist protection
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period.

The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area and with consideration to highway safety”

WC Conservation: “Site Description:

No 20 Church Street is two-storey with attic with a symmetrical south first floor frontage with four bays with 6/6 hornless sash windows above a heavily altered ground floor shop front that now is set back with the original shop front building line online of brick columns supporting the upper floor.

The building has a prominent blank west side elevation with visible rear wings (previously party wall with neighbouring property before clearance in the 1980's) in vernacular style and materials as compared to the previously formal shop front onto Church Street.

The building adjoins a small public space with river frontage to the west and the Calne Free Church to the east and is located in the Calne Conservation Area.

Heritage Assets:

Calne Free Church, Church Street, Calne grade II

Calne Conservation Area

Relevant Planning History:

N/A

The Proposal: Alterations and reconfiguration of existing Class E commercial building including subdivision into multiple commercial units, reinstatement of traditional shopfront, formation of new window openings and associated refurbishment works.

Policy:

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 213 - 215 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

Paragraph 216 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing application that directly or indirectly affect non designated heritage assets a balanced judgement will be

required having regard to the scale of any harm or loss and the significance of the heritage asset

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Issues: Impact on the Heritage Asset, impact on Conservation Area character and appearance, design and materials.

Significance of assets and contribution of setting: The NPPF defines significance as the "value of a heritage asset to this and future generations because of its heritage interest.

The interest may be architectural, or historic as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.

The NPPF defines significance as the "value of a heritage asset to this and future generations because of its heritage interest. The interest may be, architectural, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic, and communal values of a place.

The significance of 20 Church Street Calne comes from its prominent location in the street scene adjoining a public space and listed Calne Free Church. It is two-storey with attic with a symmetrical south first floor frontage with four bays with 6/6 hornless sash windows above a heavily altered ground floor shop front. It includes a prominent west side elevation with visible rear wings in vernacular style as compared to the previously formal shop front onto Church Street. The building retains some architectural interest and is considered a Non-Designated Heritage Asset that makes a positive contribution to the character and appearance of the Calne Conservation Area.

Assessment:

The property was in use as a Drapers Shop dating from the mid-19th century. The closure and demolition of the Harris factory in 1983 resulted in the clearance of premises to the west of the property significantly altering the historic character of west Church Street and opening up its west side elevation onto a public space. The Drapers business continued until the 1990

and was extensively remodelled after this to remove the original shop front and set back a new shop front with the upper floor supported on block pillars creating a jettied frontage it is now a community hub and second-hand shop

The proposal involves reinstating the shop front on the original building line under the first floor and the conversion and refurbishment of the building internally to provide new commercial premises and office accommodation.

The south elevation new shop front will look to partially reflect the former shop front for which there is good photographic record, incorporating wide glazed shopfront windows and decorative painted timber surrounds.

The west corner shop window will return along the west elevation to enhance architectural interest.

On the ground floor this will include the formation of six retail units, along with a café, customer facilities, staff amenities and a walled garden to the rear. The first floor will be converted to form seven office units.

To provide natural light to the new west facing units on ground and first floor the west elevation will have new window openings introduced to the currently black elevation.

New timber framed windows will be added at both ground two and three light and at first floor level, a two a three light and a long horizontal opening with 5 lights. Existing double doors to rear staircase will be retained and give fire escape access.

The North Elevation Minor will have new glazed doors installed within the modern flat roof extension to provide access to the rear courtyard with related kitchen /café use and seating area.

The application does not specifically discuss the justification for the new shop front or new windows to the west elevation.

The shop front however would reinstate a former feature of the building that was removed in the 1990's and would improve the appearance of the building and its contribution of the character and appearance of the Conservation Area.

The other significant alteration externally is to the very public west elevation overlooking a small public space. The currently blank elevation on this public space does not provide connectivity and surveillance of the space and it is acknowledged that the introduction of new windows to this elevation of the building will assist in creating additional natural surveillance of the public space and should encourage greater use.

Other works will include repair to existing windows and rendering.

It is considered that the proposal would enhance the appearance of the building reinstating architectural interest through the reintroduction of a traditional shopfront while providing important visual surveillance and connection to the adjoining public space and that this would better reveal the buildings significance within the local context.

The scheme will deliver public benefits through increased local employment and renewed economic activity. The new multi-use of smaller shop units and office spaces would provide a much-needed provision for small business in the centre of Calne while adding to the character and activity in this part of the Conservation Area.

There is a need to control the quality of the shop front and new window by seeking details through a condition.

Summary: The NPPF confirms that when considering the impact of a proposed development on the significance of a non designated heritage asset. The effect of an application on the significance of the asset should be taken into account in determining the application. In weighing application that directly or indirectly affect non designated heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The building is also located centrally to Calne Conservation Area and any development should better reveal the significance the Heritage Asset and preserve or enhance the character and appearance of the Conservation Area

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There is a need to control the quality of the shop front and new window by seeking details through a condition.”

Environment Agency: No objection (additional comments on planning register)

WC Public Protection: No objection. “We have no significant concerns in respect of this application but would request that our standard hours of activity be conditioned to ensure there is no work at a time likely to impact local amenity. Our suggested condition is as follows:

No construction work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.”

WC Drainage: No objection. “The proposed works are limited to internal alterations only. There will be no change to the extent of impermeable surfacing associated with the site. As such, the development will not result in any increase in surface water runoff or flood risk compared to existing conditions. No further comments from a drainage perspective (full comments on planning register)”

Calne Town Council: Members UNANIMOUSLY RESOLVED to SUPPORT the planning application and welcomed the investment and retail, café and office offer to the town centre

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;
- A site notice displayed near the site

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

No representations have been 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 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

The application seeks permission for the alteration and reconfiguration of an existing Class E commercial building within Calne Town Centre. No change of use is proposed, with the building remaining in commercial use.

Core Policies 1 and 2 of the Wiltshire Core Strategy direct development towards sustainable settlements, including market towns such as Calne, and Policy WS4 of the Calne Neighbourhood Plan supports proposals which contribute positively to the vitality and viability of the town centre.

The proposal would see the subdivision of an existing large commercial unit into smaller units with office accommodation above. This approach reflects current town centre trends, where smaller units are typically more attractive to independent occupiers. The principle of subdivision was also established through the granting of permission under application ref. 20/07270/FUL.

The proposed works therefore represent a sustainable response to the needs of the town centre location.

The principle of development is considered acceptable, subject to compliance with other relevant policies of the Core Strategy.

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 proposal comprises predominantly internal alterations, with some changes externally. These external works are focused on reinstating a traditional shopfront and the introduction of new windows to the west elevation.

The existing ground floor frontage is recessed and of a modern form which detracts from the building's appearance. The proposal would bring the frontage forward to introduce a traditional shopfront. This reflects the historic form of the building and is considered an improvement to both the host building and the wider street scene.

On the west elevation, the building currently presents a largely blank façade. The introduction of new window openings is considered appropriate in this context, and is an improvement to the character and appearance of the area and public realm. The proposed windows are modest in scale and traditional in detailing which is appropriate in design terms.

There are a number of internal works to reconfigure the building to divide this into multiple units and to improve the legibility of access to the upper floors.

The remainder of the works comprise repair and refurbishment, including making good of the existing render and repairs or like-for-like replacements of existing windows.

A café is proposed at the rear of the building on the ground floor, and this would make use of the existing walled garden to the rear of the building.

Overall, the external works are modest, sympathetic, and represent an enhancement to the character and appearance of the building and the wider Conservation Area.

The proposal is considered to accord with Core Policy 57 of the Wiltshire Core Strategy, Policies C1, BE1 and GA2 of the Calne Community Neighbourhood Plan and relevant design guidance.

Impact on Heritage Assets

Section 66 (Planning Permission) 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 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. In particular:

Paragraph 208 requires LPAs should “avoid or minimise any conflict” between the heritage asset’s conservation (which includes achieving its optimum viable use) and any aspect of a proposal.

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable new uses and of new development making a positive contribution to local character and distinctiveness.

Paragraphs 212 requires “great weight” to be given to an asset’s conservation “irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213 advises that harm to the significance of a designated heritage asset should require “clear and convincing justification”.

Paragraphs 213-215(214-216) require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

The Planning Practice Guidance provides guidance on interpreting the NPPF.

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 significance of 20 Church Street Calne comes from its prominent location in the street scene and conservation area, adjoining a public space and Grade II listed Calne Free Church. It is two-storey building with attic, with a symmetrical south first floor frontage with four bays with 6/6 hornless sash windows above a heavily altered ground floor shop front. It includes a prominent west side elevation with visible rear wings in vernacular style as compared to the previously formal shop front onto Church Street. The building retains some architectural interest and is considered a Non-Designated Heritage Asset that makes a positive contribution to the character and appearance of the Calne Conservation Area.

The proposal has been carefully considered from a heritage perspective, with particular regard to the impact on the Conservation Area and the setting of nearby listed buildings.

The reinstatement of a traditional shopfront is a key benefit of the scheme. The existing recessed frontage appears out of keeping with the historic character of the area, and its replacement with a more traditional frontage will better reflect the building's original form and enhance its contribution to the street scene and conservation area.

The introduction of windows to the west elevation represents a noticeable improvement. This elevation is currently predominantly blank. The proposed openings are appropriately traditional timber windows, with reconstituted stone cills, and it will be more attractive from the public realm and adjoining public space.

The Conservation Officer raises no objection and confirms that the proposals would enhance the appearance of the building, better reveal its significance, and make a positive contribution to the Conservation Area.

As recommended by the Conservation Officer, given the building's status as a non-designated heritage asset within the Conservation Area, and the prominence of the proposed shopfront and new openings, it is necessary to secure large-scale joinery details by condition in order to ensure a high-quality finish that preserves and enhances the character and appearance of the Conservation Area.

Any harm arising from the works would be limited and at most less than substantial. This is weighed against the multiple public benefits of the scheme, which include the reinstatement of a traditional shopfront; new windows which enhance the west elevation of the building and streetscene; repairs and improvements to the building; and the subdivision of the building to provide smaller commercial units which helps secure the viable long-term use of the building. This responds positively to current demand of local businesses and supports the vitality and viability of the high street.

It is not considered that the minor external alternations would cause any harm to the setting of any nearby listed buildings. The works will enhance the wider area.

Overall, the works will enhance the wider area and better reveal the significance of the Conservation Area. The proposal is therefore considered to preserve and enhance the character and appearance of the Conservation Area, and preserves the setting of nearby listed buildings. The application therefore accords with Section 72(1) and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of the Wiltshire Core Strategy, Policy BE2 of the Calne Neighbourhood Plan, and the NPPF.

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.

A number of new windows are proposed to the west elevation. These face onto a public space rather than directly towards neighbouring residential properties. Given the town centre context, a degree of overlooking and intervisibility is typical and expected. It is not considered that the development would result in any unacceptable loss of privacy.

There are no changes to the scale, height or massing of the building, and therefore no impacts in terms of loss of light, overshadowing, or overbearing impact.

Public Protection officers have raised no objection, subject to a condition controlling construction hours. It is considered this a reasonable and necessary condition given there are some residential use within the area.

The proposal would not result in unacceptable impacts on neighbouring amenity and complies with Core Policy 57.

Highways Impacts and Parking

The application relates to the reconfiguration of an existing commercial building within a town centre location.

There is no on-site parking associated with the building, which reflects the existing situation. The site is located within a highly sustainable location with good pedestrian access to services and facilities.

Highways officers raise no objection, noting that whilst the subdivision may increase visits, these are expected to be pedestrian in nature, and the proposal does not materially change the existing parking situation.

A Construction Method Statement is recommended due to the constrained nature of the site.

The proposal is acceptable in highways terms and complies with Core Policies 61 and 64, and Calne Community Neighbourhood Plan Policy GA1 and GA5.

Flood Risk and Drainage

The site lies within Flood Zone 2. The River Marden is located to the north which is a Main River. The site is located in areas of ground water and surface water constraints.

The submitted Flood Risk Assessment confirms that, whilst the site falls within Flood Zone 2, it is located outside the extent of the 1 in 100-year plus climate change flood event. The proposed commercial use is classified as Less Vulnerable and is appropriate within this flood zone.

The Council's Strategic Flood Risk Assessment identifies that the site is at higher risk of surface water flooding, with mapping indicating potential flooding during more frequent rainfall events. The site is also identified as having elevated groundwater levels. These are noted constraints.

However, the proposal relates predominantly to internal alterations to an existing building, with no increase in footprint, no increase in impermeable area, and no changes to existing drainage arrangements. As such, the development would not increase flood risk.

The Council's Drainage Officer and the Environment Agency raise no objection (subject to advisory comments), confirming that the proposal would not increase flood risk elsewhere.

Overall, it is considered that the proposal is acceptable in flood risk and drainage terms, in accordance with Core Policy 67.

Biodiversity Net Gain

Given the nature of the proposal, which relates to an existing building, it is not considered that there would be any meaningful impact on existing habitats. The development does not involve the loss of any priority habitats or areas of ecological value.

The proposal therefore falls below the threshold for mandatory Biodiversity Net Gain and is considered to have a negligible impact on biodiversity. As such, the requirements of Core Policy 50 and the Environment Act 2021 are satisfied, and no further assessment or mitigation is considered necessary.

CONCLUSION

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, heritage, amenity, highways, flood risk and environmental considerations, subject to the recommended conditions.

The external works are modest in scale and represent an enhancement to the building, including the reinstatement of a traditional shopfront and visual improvement to the west elevation. The development will also support the continued viable use of the building and contribute positively to the vitality and viability of Calne Town Centre.

No objections have been received from consultees, and no public representations have been submitted.

Overall, the proposal is considered to comply with the Wiltshire Core Strategy, the Calne Community Neighbourhood Plan and the National Planning Policy Framework.

Recommendation: Approve with 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 received 03/03/26:

Location Plan 24-06-E100

Site Plan 24-06-105

Proposed Ground Floor Plan 24-06-102

Proposed First Floor Plan 24-06-103

Proposed Second Floor Plan 24-06-104

Proposed North Elevation 24-06-120

Proposed East Elevation 24-06-121

Proposed South Elevation 24-06-122

Proposed West Elevation 24-06-123

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

3. No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:
 - the off-site parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - pedestrian and cyclist protection
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding including decorative
 - measures to control the emission of dust and dirt during construction;
 - a scheme for recycling/disposing of waste resulting from demolition and
 - construction works; and
 - hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area and with consideration to highway safety

4. Notwithstanding the approved drawings, no works to the installation of the proposed shopfront or the new windows on the west elevation hereby approved shall commence until large scale details of these elements (1:5 elevation, 1:2 section) have been submitted to and approved in writing by the Local Planning Authority.

These details shall include vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels, including glazing bars and frame profiles.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of preserving and enhancing the character and appearance of the Conservation Area.

5. No construction work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

INFORMATIVE TO APPLICANT:

The applicant is advised that the Environmental Permitting (England and Wales) Regulations 2016 may require a permit or exemption for certain works in proximity to a main river or flood defence. This includes works:

- within 8 metres of a main river (16 metres if tidal);
- within 8 metres of a flood defence structure or culverted main river;
- involving excavation or construction within 16 metres of a main river or flood defence; or
- within the floodplain of a main river where flood flow or storage may be affected.

The applicant should be aware that the granting of planning permission does not remove the need to obtain any necessary permits, and that consent may not automatically be forthcoming. Early engagement with the Environment Agency is advised.

Further guidance is available at: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

INFORMATIVE 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 with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE TO APPLICANT:

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.