

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08918
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	The Community Centre, Winterbourne Monkton, Swindon, SN4 9NW
DEVELOPMENT DESCRIPTION:	Erection of a wooden shed adjacent to the community hall, for use as storage and an area for small meetings or a quiet area for mental well being and reflection. Retrospective
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application relates to land which remained open and undeveloped until the implementation of planning permission 16/00151/FUL, granted on 23 January 2018. That permission authorised a comprehensive redevelopment of a former disused farm complex, including residential development, employment floorspace, and the erection of a community building (Use Class D1). The community centre was therefore established as part of an approved and planned mixed-use scheme rather than as a standalone or piecemeal form of development.

The current proposal pertains solely to the community centre building and its immediate curtilage. The proposal lies directly west of the community centre and south of St. Mary Magdalen's Church which is a grade II Listed Building. The site is within the North Wessex Downs AONB and lies within a Flood Zone 1.

PROPOSAL

The proposal includes an erection of a wooden shed to be located adjacent (west) of the existing community hall. The shed would be used for storage and an area for small meetings or a quiet area.

The shed would measure 6.0m x 3.0m and would have a height of 2.5m to the top of the lean-to and 2.3m to the eaves. There is a window proposed on the east elevation, a door on the south elevation, and a small window on the north elevation. The shed is proposed in timber cladding.

PLANNING HISTORY

Proposal / Summary
16/00151/FUL - Demolition of agricultural buildings, conversion of Long Barn to form 3 no. dwellinghouses, conversion of cartshed to form single dwellinghouse and erection of 8 dwellings. Erection of community building (D1), erection of employment building (B1 & B8), extension to private way, car parking and associated landscaping (revision to planning permission 14/02910/FUL). – Approved with conditions

14/02910/FUL - Demolition of agricultural buildings, conversion of long barn to form single dwellinghouse, conversion of cartshed to form single dwellinghouse, erection of 8 dwellings. Erection of community building (D1) erection of employment building (B1 & B8) extension to private way, car parking and associated landscaping. – Approved with conditions

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 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;

Draft Wiltshire Local Plan Policies

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)

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 impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- 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)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Highways: No comment.

Berwick Bassett and Winterbourne Monkton Joint Parish Council: Support.

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;
- Site Notice was erected

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.

A total of two comments were received- one for support and the other was an objection. The following concerns were raised:

Lack of prior consultation to retrospective building;
 Relationship to nearby listed building;
 Concern that the shed is not in keeping with the area;
 Concern that granting permission for the structure could set a precedent;
 Concerns over the intended use of the building, hours of use and licensing implications.

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

Policy Context

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.

Assessment

The proposal relates to a modest, ancillary structure within the curtilage of an existing and established community building, which itself was approved as part of a comprehensive mixed-use redevelopment scheme. The principle of a community use at this location has therefore already been accepted through the grant of planning permission, and the site does not represent an isolated or sporadic form of development in the countryside.

The proposal does not introduce a new primary use, residential development, or independent building plot. Instead, it comprises a small-scale structure directly associated with and subordinate to the lawful community centre use. As such, it does not conflict with the aims of Core Policies 1 and 2, which are primarily directed at controlling the location of new standalone development rather than minor operational additions to existing facilities.

Furthermore, the proposal does not undermine the settlement strategy, give rise to additional development pressure, or result in the outward spread of built form into undeveloped land beyond the established developed area associated with the community centre. The scale and function of the proposal are limited, contained, and proportionate, and its use remains intrinsically linked to supporting local community needs.

When considered in this context, the proposal is consistent with the delivery strategy of the WCS, supports the continued functioning of an approved community facility, and does not give rise to concerns relating to unsustainable development patterns or inappropriate countryside development.

Conclusion

The principle of development is considered acceptable. The proposal represents a minor, ancillary addition to an established community building and does not conflict with Core Policies 1 and 2 of the Wiltshire Core Strategy. It does not introduce a new or independent form of development, nor does it undermine the settlement hierarchy or delivery strategy. Accordingly, the proposal is acceptable in principle, subject to consideration of other material planning matters.

Design and Impact on the Character and Appearance of the Area

Policy Context

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 Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment

In assessing its design and effect on the character and appearance of the area, particular regard has been given to its relationship with the nearby listed church and surrounding residential properties.

Concerns raised by a neighbouring resident relates to the visibility of the structure, its perceived lack of alignment with the architectural character of surrounding buildings, and whether its approval could establish a precedent for further inappropriate structures. These matters have been carefully considered within the scope of design and visual impact.

The shed is deliberately small-scale, single-storey, and subordinate to the existing community centre building. Its modest footprint and low height ensure that it does not compete visually with the community hall, nearby residential properties, or St Mary Magdalen's Church. The structure does not interrupt key views of the church nor does it introduce a visually dominant or discordant feature when seen from surrounding land or properties.

In terms of appearance, the use of timber cladding is appropriate to both the rural context and the ancillary nature of the structure. Timber is commonly associated with outbuildings and small-scale community or agricultural forms and enables the building to sit quietly within the landscape. The simple lean-to form is functional and clearly subordinate to the main building.

While it is acknowledged that the shed differs architecturally from the main community hall, this is not considered harmful. Ancillary buildings are not required to replicate the design of their host structure; rather, they should complement it through appropriate scale, materials, and simplicity. In this case, the contrast in form is modest and acceptable, reinforcing the shed's secondary status rather than drawing undue attention to it.

With regard to concerns about precedent, the proposal does not create a generalised opportunity for further development. Any future proposals would be required to be assessed on their own merits against the development plan and material planning considerations. The acceptability of this small, specific, and ancillary structure does not weaken the established policy controls relating to the protection of neighbouring heritage assets, or rural character.

Overall, the proposal preserves the character and appearance of the area. It does not erode the rural or historic qualities of the site, nor does it detract from the setting of nearby heritage assets. The design responds appropriately to its context and fulfils a functional community role without visual harm.

Conclusion

The proposed shed is modest in scale, discreet in appearance, and appropriately designed to serve as an ancillary facility to the existing community centre. It accords with Core Policy 57, Section 12 of the NPPF, and the guidance contained within the Wiltshire Design Guide. Having regard to neighbour comments, the development is considered to preserve the character and appearance of the area, including the setting of nearby heritage assets, and is therefore acceptable in design terms.

Impact on Heritage Assets

Policy Context

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 16 (Listed Building Consent)/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.

Paragraph 58B of the Planning Act 1990 requires that in considering whether to grant planning permission or permission in principle for the development of land in England which affects a registered park and garden, the LPA must have special regard to the desirability of preserving or enhancing the asset or its setting.

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.

Paragraph 220 advises that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm or less than substantial harm as appropriate.

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.

Assessment

The application site lies in close proximity to St Mary Magdalen's Church, a Grade II listed building of historic and architectural interest. The significance of the church derives from its historic fabric, architectural character, and its rural setting, which contributes to its appreciation within the wider landscape of the North Wessex Downs AONB. Its setting includes the surrounding open land, the former farm complex (now redeveloped), and glimpsed views within the settlement.

In assessing impact on the setting of the listed building, key considerations include scale, siting, visibility, and design. The proposed shed is modest in scale (6.0m by 3.0m with a maximum height of 2.5m) and clearly subordinate to the existing community building. Its low height and limited footprint ensure that it does not compete with or detract from the prominence of the church within the local townscape.

The siting of the structure adjacent to the community hall ensures that it reads as a functional and ancillary addition associated with the established built form, rather than as an encroaching or isolated structure within the church's rural setting. It is located outside of key views and does not interrupt important sightlines to or from the listed building.

The use of timber cladding and a simple lean-to form reflects a lightweight and recessive design approach appropriate to its ancillary function. The choice of materials ensures that the structure assimilates into its surroundings and avoids introducing visually intrusive or incongruous elements into the setting of the heritage asset.

Concerns raised by third parties regarding visibility, design compatibility, and precedent have been considered. While the structure will be visible in certain localised views, this visibility is limited and does not result in harm to the significance of the listed building. The proposal does not alter the key elements that contribute to the church's significance, nor does it unacceptably erode its rural context.

Overall, the proposal results in no harm to the significance of the Grade II listed church or its setting. Alternatively, at most, any impact would fall within the category of less than substantial harm at the very lowest end of the spectrum, given the minor scale and ancillary nature of the development. In either case, the effect is considered negligible.

The proposal provides a functional benefit to the operation of the community facility, supporting its ongoing use and viability as part of the wider development, which is a modest public benefit.

Conclusion

The proposed development has been carefully designed to remain subservient to the existing community building and to avoid harm to the setting of St Mary Magdalen's Church. Its scale,

siting, and materials ensure that it does not detract from the significance of the designated heritage asset.

The proposal preserves the setting of the Grade II listed building and complies with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990. It accords with the heritage provisions of the NPPF and Core Strategy Policies CP58 and CP57.

The development is therefore acceptable in heritage terms.

Amenity

Policy Context

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.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

Overlooking / loss of privacy

Neighbour representation raised concerns in relation to the position of the structure and the presence of windows.

The proposed shed includes a limited number of small windows, positioned to serve a functional purpose rather than for prolonged occupancy. Given the modest scale of the building, its close relationship to the existing community centre, and the limited size and positioning of openings, the proposal would not result in harmful overlooking or loss of privacy to neighbouring properties.

Importantly, the proposal does not introduce direct views into habitable room windows that would result in a materially different level of overlooking from that already experienced from the existing community hall and car park area. As such, the proposal is considered acceptable in privacy terms.

Loss of light / overshadowing

The shed is single storey, small in footprint, and limited in height. Due to its modest scale and siting adjacent to the existing community building, it would not result in any meaningful loss of daylight, sunlight, or overshadowing to neighbouring residential properties or to the nearby church.

No adverse effects on light levels are identified.

Overbearing Impact / Overall sense of enclosure

Given the limited height and simple form of the structure, the proposal would not appear dominant or overbearing when viewed from neighbouring properties or public viewpoints. The shed is clearly subordinate to the main community hall and does not create an enclosed or oppressive relationship with adjacent land or dwellings.

The level of built form introduced is minor and does not materially alter the established spatial character of the area.

Noise

Concern has been raised by a neighbour regarding the potential use of the shed, including possible evening use and its relationship to the licensing restrictions on the community hall. From an amenity perspective, the structure is ancillary to the community centre and its use would remain incidental and low-key in nature. The small size of the building inherently limits the scale and intensity of any activity within it. There is no evidence that the proposal would give rise to noise impacts beyond those already associated with the lawful operation of the community centre.

Any use of the shed would remain subject to existing controls and expectations regarding the operation of the community facility, and it is not anticipated that it would result in additional disturbance to nearby residents than what is already present.

Notwithstanding the above, and in response to concerns regarding potential evening use, it is considered reasonable and necessary to impose a planning condition restricting the hours of use of the shed to align with those of the main community hall. This will ensure that the development does not give rise to unacceptable levels of noise or disturbance to neighbouring occupiers.

Conclusion

Having regard to neighbour representations and the relevant development plan policies, the proposal would not result in unacceptable harm to residential amenity in terms of privacy, light, outlook, or noise. The development is modest, subordinate, and limited in its potential effects, and is therefore considered acceptable from an amenity perspective in accordance with Core Policy 57 and the NPPF.

Ecology and Biodiversity

Policy Context

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.

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)

Assessment

The proposal comprises the erection of a small ancillary shed with a footprint of approximately 18 square metres. The development is located within the curtilage of an existing community building on land that is already developed.

Under the Biodiversity Net Gain framework, developments are exempt from mandatory BNG where they meet the criteria for de minimis development. This includes non-residential development where the total area of habitat affected is less than 25 square metres. As the proposal affects less than 25 sqm of land, it is therefore exempt from the requirement to deliver BNG.

Notwithstanding the formal exemption, the proposal has been considered in ecological terms. The site does not support priority habitats, and the development would not result in the loss of green infrastructure or ecological connectivity. The small scale of the proposal, together with its location within an existing developed area, means there is no reasonable likelihood of adverse effects on biodiversity or protected species.

No ecological surveys or biodiversity metric calculations are required, and there is no evidence to suggest that the proposal would result in ecological harm.

Conclusion

The proposal falls within the de minimis exemption for Biodiversity Net Gain, as the development area is limited to approximately 18 sqm. It would not result in harm to ecological assets, habitats, or biodiversity, and no further ecological assessment is required. The proposal is therefore acceptable in ecological and biodiversity terms and complies with Core Policy 50 of the Wiltshire Core Strategy and relevant national policy.

Landscape and Visual Impact

Policy Context

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.

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

The Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

The NPPF emphasises the need to protect and enhance valued landscapes, particularly those with scenic, historic, or ecological significance. Planning decisions should:

- Recognise the intrinsic character and beauty of the countryside.
- Safeguard key views, local distinctiveness, and landscape settings.
- Ensure development is well-integrated into its surroundings and avoids visual intrusion, especially in sensitive or designated areas.

Landscape impact must be considered alongside biodiversity, heritage, and green infrastructure objectives, with mitigation measures encouraged where harm cannot be avoided.

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.

Under Section 245 of the Levelling-up and Regeneration Act 2023, 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.

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.

Assessment

The site lies within the North Wessex Downs National Landscape. The proposed shed is modest in scale and is sited within the established developed curtilage of the community facility, rather than on undeveloped or open landscape.

Neighbour representations have raised concerns regarding the visibility of the structure, particularly in relation to views from nearby residential properties and the setting of St Mary Magdalen’s Church. These concerns have been carefully considered in assessing landscape and visual effects of the AONB.

In landscape terms, the proposal does not extend development into open countryside nor does it introduce a new or isolated built form. The shed sits adjacent to the community hall and reads as a clear ancillary structure, visually contained within an area already characterised by built development and associated activity.

The scale, height, and simple form of the building ensure that it does not interrupt key views across the wider landscape, nor does it compete visually with the nearby listed church, which remains the dominant historic feature within the locality. While the structure may be visible in localised views, such visibility is limited and must be considered in the context of its modest size and subordinate relationship to existing buildings.

The use of timber cladding allows the building to visually recede and sit comfortably within its rural context. The proposed materials and form are appropriate to the National Landscape setting and help to reduce visual contrast with surrounding land uses.

Overall, the proposal causes no unacceptable harm to the wider landscape character or scenic quality of the National Landscape and does not adversely affect key views or visual receptors beyond the immediate site.

Conclusion

The proposed development is limited in scale, visually contained, and appropriately located within the developed curtilage of an existing community building. It preserves the character and appearance of the North Wessex Downs National Landscape and does not result in undue visual intrusion or harm to important views or landscape features. Having regard to relevant neighbour comments, the proposal is acceptable in landscape and visual impact terms and complies with Core Policy 51 of the Wiltshire Core Strategy, the NPPF, and associated guidance.

Other Issues

Neighbour representations have raised several additional concerns which, while noted, fall outside the scope of material planning considerations and are therefore afforded limited weight in the determination of the application. These matters are addressed below for completeness.

Prior Consultation

Concerns have been expressed regarding the absence of prior consultation with local residents before the proposal was brought forward. While this is acknowledged, there is no statutory requirement for an applicant to undertake pre-application consultation with neighbouring properties for development of this scale. The planning system provides for public notification and the opportunity to comment as part of the application process, which has been undertaken in this case. The level of pre-application engagement is not, in itself, a material planning consideration.

Licensing Matters and Hours of Use

Reference has been made to the existing alcohol licence curfew applicable to the community hall and concerns regarding the potential hours of use of the proposed shed. Licensing controls operate under separate legislative regimes and are not governed by the planning system. The presence or absence of an alcohol licence, and any associated curfews, does not determine the planning acceptability of the proposal. There is no evidence to suggest that the proposal would result in activity beyond what is already lawful under the existing community use.

Evidence of Intended Use

Requests for further evidence to substantiate the intended use of the building for wellbeing, quiet reflection, or small meetings are noted. Planning decisions are based on the impacts of development rather than assurances or detailed evidence of day-to-day operations. The proposed structure remains ancillary to the existing community centre, and its precise internal

use does not materially affect planning considerations so long as it remains consistent with the established lawful use.

Precedent

Concerns regarding precedent have also been raised. Each planning application must be assessed on its individual merits, having regard to the development plan and material considerations. The determination of this application does not set a binding precedent for future development, and any subsequent proposals would require independent assessment.

Consultation

A site notice is not required in this instance as the application site is not located within a Conservation Area and the proposal does not trigger any statutory publicity requirements for such designation. Furthermore, all adjoining (abutting) properties have been directly notified of the application in accordance with the Council's consultation procedures, ensuring that interested parties have been given the opportunity to comment.

Conclusion

While the concerns raised by neighbours are understood, the matters outlined above do not amount to material planning considerations capable of influencing the outcome of the application. The proposal has therefore been assessed on its planning merits, with appropriate weight given to relevant policy considerations and material impacts.

CONCLUSION

Having considered the proposal against the development plan and all relevant material considerations, it is concluded that the development is acceptable. The proposal does not give rise to any material planning harm and accords with relevant local and national planning policies. Matters raised by neighbouring residents have been fully considered, and no issues have been identified which would justify withholding planning permission. The proposal is therefore recommended for approval.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing Site Plan; Received 1 December 2025

Location Plan; Received 10 November 2025

Proposed Site Plan; Received 1 December 2025

Proposed Elevations & Floor Plan; Received 4 December 2025

Application Form; Received 10 November 2025

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

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

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

3. The use hereby permitted shall only take place between the hours of [8 in the morning] and [10 in the evening] from Mondays to Sunday and between [9 in the morning] and [9 in the evening] on Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.