

APPLICATION FOR PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02785
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	The Weavers House, Waterside, Castle Combe, Chippenham, SN14 7HX
DEVELOPMENT DESCRIPTION:	Proposed Change of use from residential dwelling to flexible use as holiday let or long term let
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the change of use from a residential dwelling to a flexible use as a holiday let or long term let.

The proposal involves no physical works and is limited to the change of use only. The property has 7 bedrooms, and the existing layout is suitable for the proposed flexible use without the need for any internal or external changes.

It is noted that should any internal changes be required in the future, these will be subject of a separate listed building consent application.

SITE DESCRIPTION/CONTEXT

The Weavers House is a Grade II listed detached building dating from the C18 and according to the planning history was heavily altered in 1930 and later in the C20. It is set within a generous plot and has a garage to the north-east frontage away from the dwelling.

To the north and west of the property there are other existing cottages and dwellings, with the village itself and its facilities further to the north along The Street. Ancient woodland is to the east, beyond which is open countryside and Castle Combe Circuit (a popular motorsport attraction). To the south is a further residential property

The planning designations affecting the site are:

- Within the Castle Combe Conservation Area
- Within Cotswolds National Landscape
- Several listed buildings in the vicinity
- Ancient woodland to the east (Parsonage Wood)
- Within a county wildlife site

PLANNING HISTORY

PL/2023/04364 Decision Replacement garage and store Approved 2023

14/01043/LBC Approved 2014 Renewal of leaking stone slate roof and insulation upgrades.

N/93/00407/FUL Garage for 3 cars and erection of garden store Refused 1993

N/93/00869/FUL Approved 1993 Garage for 3 cars and erection of garden store to replace existing rendered and timber framed structures garages/garden store.

N/84/01602/LB N/84/01603/F Extension and alterations to listed building Approved 1984

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 39: Tourist Development
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 67: Flood Risk

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

Castle Combe Parish Council: No comment received

Council Highway Engineer: No objection:

The site is located with existing access onto Water Lane, a private access road which meets the public highway at The Street, a C classified section of public highway subject to a speed limit of 20mph. There are no proposals to alter the existing access with the public highway which would be considered suitable.

The existing property is a 7-bedroom residential dwelling, which is proposed for a change of use to holiday let or long term let. The proposals would retain the existing parking area which would be suitable to accommodate at least 9 vehicle parking spaces in line with Wiltshire Council Standards.

The proposals would not represent any significant alteration to the way the site is currently accessed, nor would they increase the use of the access or alter the parking demand to the detriment of the surrounding public highway network. It is therefore considered that no highway objection be raised for the proposals.

Council Conservation Officer: No comment received.

REPRESENTATIONS

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

Principle of development

The small village of Castle Combe has no defined settlement boundary and so in planning terms is within the 'open countryside. However, Core Policy 39 is applicable as the proposal involves the provision of tourist accommodation (within the existing built form of the application site).

Core Policy 39 states that outside of principal settlements and market towns, tourist and visitor facilities should be located in or close to local service centres or large and small villages, and, where practicable, be located in existing or replacement buildings.

In this instance the proposal is located within an existing building and is within a small village, albeit it with no settlement boundary. However it is clear from the location of the site that the proposal in this instance is in close proximity to the wider built form of the village.

CP 39 also sets out criteria upon which a proposal for a holiday let must be assessed against. The proposal is considered against the various criteria below:

- i. There is evidence that the facilities are in conjunction with a particular countryside attraction.*

The proposal is within Castle Combe village, its self a popular tourist attraction. It is also noted that the Castle Combe Circuit is nearby. As other tourist attractions/destinations such as

Bowood House and Garden, the city of Bath, village of Lacock and the wider Cotswold National Landscape. Criteria i is met.

- ii. *No suitable alternative existing buildings or sites exist which are available for reuse.*

The proposal is for an existing building to be used as a holiday let. As such criterion ii is met.

- iii. *The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*

The proposal does not seek to make any alterations to the building and the existing built form is to be retained. It is noted that the applicant has suggested a condition be attached to prevent the use by “stag and hen” parties. On balance it is not considered that the use of the existing dwelling as a holiday let would be an unacceptable intensification.

- iv. The building is served by adequate access and infrastructure.

The site has an existing adequate access and is supported like the rest of the village by the large market town of Chippenham.

- v. The site has reasonable access to local services and a local employment base.

No definition of reasonable has been included in the policy. However the village is within a short commuting distance of Chippenham, Grittleton and Yatton Keynell. All of which allow for access to an appropriate local employment base.

In conclusion, and subject to a condition which restricts occupation of the property as a holiday let for more than 60 days in any calendar year, the proposal in this instance is considered to be acceptable in principle and has complied with the requirements of CP39 of the WCS.

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 external or internal alterations are proposed and as such it is considered that the proposal, 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. Whilst no comment has been received from the Council's Conservation officer, there is sufficient information before the Council to reach a clear conclusion on matters relating to the historic environment.

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.

The proposal in this instance is located within the built form of Castle Combe village, and no alterations are proposed. As such it is considered that the proposal would not result in harm to character or setting of the Cotswold National Landscape.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswolds National Landscape. As such the proposal has complied with the requirements of CP51 of the WCS.

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.

No external alterations are proposed and as such the scale and design of the host property is acceptable.

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.

No alterations are proposed and as such the proposal would not result in an unacceptable amenity impact in terms of overlooking, loss of light or overshadowing.

The potential for noise is noted, however in this instance the proposal is a holiday let not a large entertainment venue and will not be materially different to that of a residential dwellinghouse. As such it is not considered that the proposal would result in unacceptable amenity impacts.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways and parking

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The site is located with existing access onto Water Lane, a private access road which meets the public highway at The Street, a C classified section of public highway subject to a speed

limit of 20mph. There are no proposals to alter the existing access with the public highway which would be considered suitable.

The existing property is a 7-bedroom residential dwelling, which is proposed for a change of use to holiday let or long term let. The proposals would retain the existing parking area which would be suitable to accommodate at least 9 vehicle parking spaces in line with Wiltshire Council Standards.

The proposals would not represent any significant alteration to the way the site is currently accessed, nor would they increase the use of the access or alter the parking demand to the detriment of the surrounding public highway network. It is therefore considered that no highway objection be raised for the proposals.

As such the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Drainage and flood risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design.

The applicant has supplied an FRA which has identified the risks connected to the site. The site is in close proximity to By Brook and has been flooded within the past, with the vehicular access being in close proximity to the river.

The site is located within Flood Zone 3 and is at high risk of fluvial flooding from the By Brook. Detailed EA hydraulic modelling indicates that during the design 1 in 100 year plus 30% climate change event, flood levels on site could reach approximately 76.99 mAOD, corresponding to flood depths of up to 0.86 m above ground floor level.

The proposal comprises a change of use only, with no internal or external works, no change to the building footprint, and no change to finished floor levels. The flood risk vulnerability classification remains More Vulnerable, and the development will not increase flood risk on- or off-site. Safe refuge is available at first-floor level, and residual risk can be managed through a FWEP.

The submitted Flood Risk Assessment commits to preparing a flood warning / emergency plan, in view of the proximity of the site access to the river. It is considered reasonable and necessary to make use of a condition which requires the submission of such a plan prior to the first use of the development as a holiday let.

Subject to the imposition of conditions, the proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

CONCLUSION

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, heritage, or .

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:

LAMA-68-L001-P02 Site Location Plan
LAMA-68-L002-P03 Proposed Site Plan
L003 P01 Floor Plans
AEG9923 Flood Risk Assessment
(Received by LPA 30th April 2026)

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

3. No person shall occupy the accommodation as a holiday let for a continuous period of more than 60 days in any calendar year and it shall not be re-occupied by the same person/s within 28 days following the end of that period.

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

4. In accordance with the submitted Floor Risk Assessment (prepared by Aegaea, reference AEG9923_SN14_Castlecombe_01, and dated 20/01/26), prior to first use as a holiday let/ long term holiday let, a flood warning and emergency/evacuation plan shall have been submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the details agreed.

REASON: In the interests of flood prevention.