

## APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

|                                 |                                                |
|---------------------------------|------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2026/01245                                  |
| <b>APPLICATION TYPE:</b>        | Full planning permission                       |
| <b>SITE ADDRESS:</b>            | 13 The Square, Aldbourne, Marlborough, SN8 2DU |
| <b>DEVELOPMENT DESCRIPTION:</b> | Extension to cafe                              |
| <b>RECOMMENDATION:</b>          | Approve with Conditions                        |

### SITE DESCRIPTION/CONTEXT

The 0.03 hectare site is situated in the defined settlement boundary of the Large Village of Aldbourne, as determined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP14 (Marlborough Community Area). It is surrounded on all sides by other built development that is mainly in residential use but also consist of a number of commercial uses, which together form the centre of the village. The existing building on the site is unlisted, but it is in the immediate vicinity of a number of Grade II listed buildings, including 1-5 Castle Street; 11 Castle Street; and Half Moon Cottage, all to the south of the site (and as demarked by black crosshatching on PLAN A below). The site is also situated fully within the Aldbourne Conservation Area (demarked with a green wash in PLAN A below) and is also within the North Wessex Downs National Landscape (formerly Area of Outstanding Natural Beauty (AONB)). The site is in Flood Zone 1 and is in an area at low risk of ground water flooding.



**PLAN A – Site Constraints Plan**

The site currently consists of the village's post office, which also functions as a shop, café and an ancillary dwelling for the current owners. The Square runs along the eastern boundary of the site; whilst Castle Street abuts the immediate southern elevation of the existing building. As can be seen in the site photo montage in PHOTO 1 below, the post office is currently a 2 storey, double gabled building of painted brick and slate roof construction. It has a number of single storey, brick and stone additions at the rear and along the Castle Street road boundary. One of the single storey additions provides a garage (currently used as a store) which is

directly served off Castle Street. The rear part of the site is currently terraced and provides walled gardens and outside seating areas at various levels for the existing café customers.



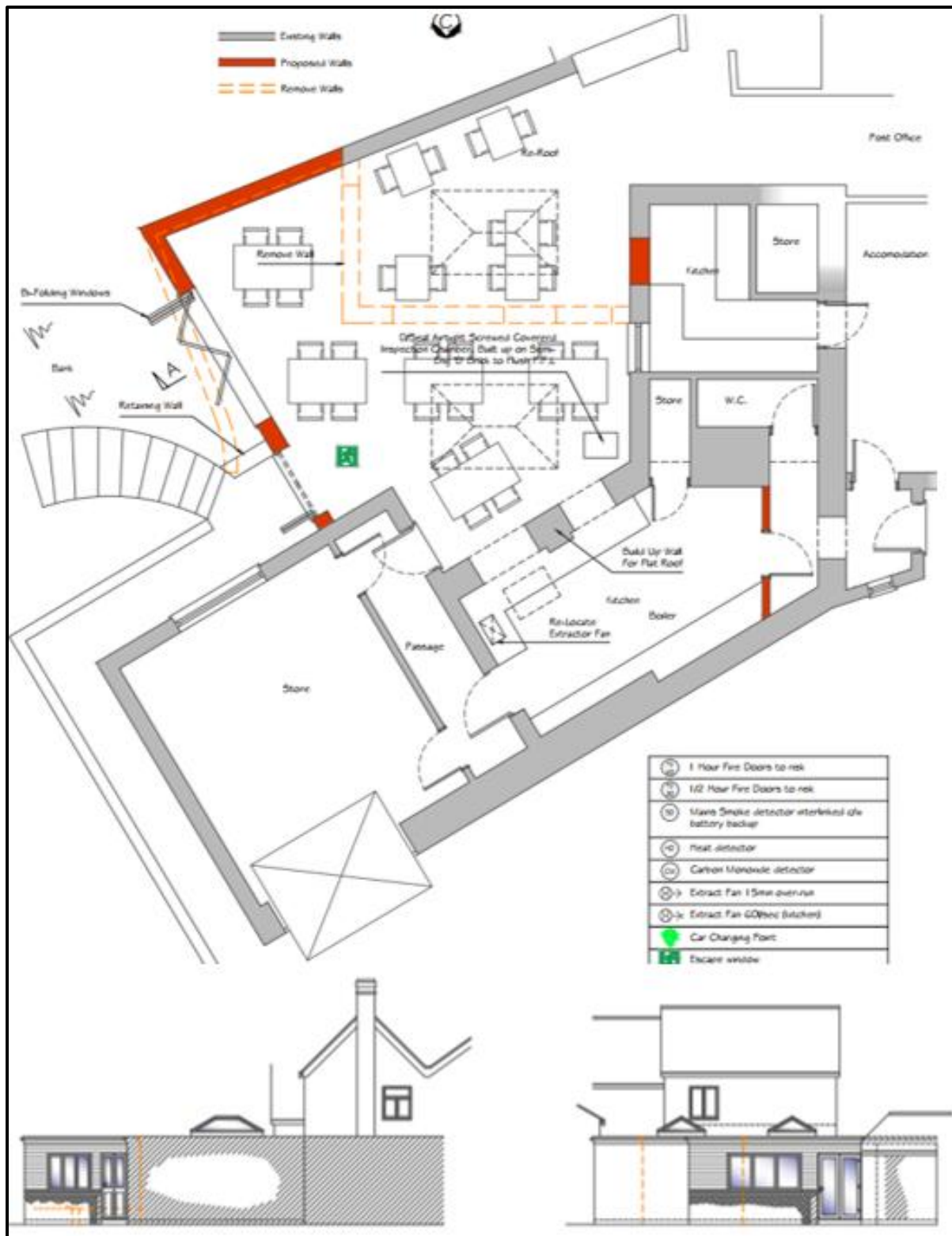
**PHOTO 1 – Site Photographs**

## PROPOSAL

This is a full application proposing an additional, single storey, flat roof addition to the rear of the existing building which will encompass an existing rear addition. The enlarged addition is to provide additional, indoor, customer seating areas to serve the existing café use; and will essentially infill a small courtyard area, currently used for outdoor customer seating at the lower level of the existing terraced gardens.



**PLAN B – Proposed Block & Roof Plans**



**PLAN C – Proposed Floor Plan & Elevations**

As can be seen in PLANS B & C above, the new addition will extend up to the shared boundary with the property to the north (14 The Square); and will also extend up to the existing dwarf/retaining wall and steps currently demarking the bottom tier of the small courtyard area to the west. It will encompass an existing flat roof rear addition that runs along the northern boundary; and will extend to the same height and be built of the same materials as this existing addition. Two new lantern roof lights will be provided on the enlarged flat roof. The existing

café's small kitchen area will be swapped from its current central location within the ground floor, into an existing single storey addition on the southern part of the ground floor, which is currently used as the owner's private, much larger kitchen serving the ancillary dwelling. The smaller existing kitchen will be instead be retained for private use by the owner/ancillary dwelling. An existing extractor fan and flue will also be relocated from the rear wall of the main building into the extension/southern part of the site to serve the larger kitchen but otherwise all plant and kit will be reused from the existing café kitchen and will not therefore generate any new/additional noise/odour to the existing arrangement/kit.

## PLANNING HISTORY

| Proposal / Summary                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| K/20057/C – removal of existing roof. Consent – 21/04/1993                                                                                                            |
| K/20058 – Extension and alterations to existing building including replacement roof and new dormer windows. Permission – 21/04/1993                                   |
| E/11/0424/FUL - Demolition and rebuilding of outbuilding. Single storey rear extension. Permission – 13/05/2011                                                       |
| ACV/2023/00001 – Nomination of Aldbourne Stores, 13 The Square, Aldbourne to be listed as an Asset of Community Value Asset of Community Value. Approved – 03/03/2023 |

## RELEVANT LEGISLATION, POLICIES AND GUIDANCE

### Statutory Legislation:

- Town & Country Planning Act 1990 (as Amended)
- Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

### 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 saved policies from the Kennet Local Plan and 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 3 Infrastructure Requirements;
- Core Policy 14 Marlborough Community Area
- Core Policy 34 Additional Employment

- Core Policy 35 Existing Employment Land
- Core Policy 38 Retail & Leisure
- Core Policy 49 Protection of Rural Services & Community Facilities
- 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;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;

#### *Saved Kennet Local Plan Policies*

- None

#### *Neighbourhood Plan:*

- Aldbourne Neighbourhood Plan (Made 2023)

#### Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (April 2024)
- Wiltshire Local Transport Plan 2011-2026 (2015) - including the Car Parking Strategy and Cycling Strategy (2015)
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)
  - Active travel infrastructure design standards (2022)
  - Active travel parking standards and design guide (2022)
- LTN1/20 – Cycle Infrastructure Design (July 2020)
- Air Quality SPD (July 2023)
- The Green & Blue Infrastructure Strategy (2022–2030)
- Wiltshire Housing Site Allocations Plan, (February 2020)
- Aldbourne Conservation Area Statement (June 2003)

#### Wiltshire Local Plan Review

At a meeting of full council on 19<sup>th</sup> May 2026 Councillors voted to withdraw the Wiltshire Local Plan review from examination.

### **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 the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

## **CONSULTATION RESPONSES**

### **WC Conservation – No Comment**

- Having looked at the site and proposals, the consultation is out of our remit for comment in this instance, therefore I do not intend to assess or comment on the proposals.
- This should not be taken as an endorsement of the proposals, however if, upon assessment by the case officer, Conservation input is required, please let me know so that the proposals can be considered in more detail.

### **Aldbourn Parish Council – No objection subject to conditions**

- No objection
- Support the expansion of this village asset.
- Request that the outflow location for water from the internal well pump is checked with Thames Water prior to the final connection of any pipework, to ensure that it is not discharged into the sewer network.

## **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;
- An advertisement placed in the local press

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.

3 letters of support from interested parties received. The following comments made:

- We fully support this investment in a vital part of the village at the heart of the community.
- This is a thoroughly worthwhile, excellent and welcome upgrade to what is already a valuable and well-run asset to the community.
- The proposed layout of the pipework and location of the final discharge point from the pump(s) in the disused well should be made available, and consultation and approval of Thames Water should be sought to ensure no misconnection to the sewer network results.

## **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, saved Kennet Local Plan policies and 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.

### **Environmental Impact Assessment (EIA) Screening**

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), the local planning authority has considered whether the proposed development constitutes EIA development.

#### *No Screening Opinion Issued*

No formal screening opinion was requested or issued. The local planning authority has considered the scale and nature of the development as part of the application process and is satisfied that it does not constitute EIA development under the 2017 Regulations.

### **Principle of Development**

WCS policy CP1 (Settlement Strategy) 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.

WCS policy CP2 (Delivery Strategy) further 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 (Settlement Strategy) and CP2 (Delivery Strategy) ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

WCS policies CP34 (Additional Employment Land) and CP35 (Existing Employment Sites) both seek to protect and enhance existing employment uses, including food and drink services; and seek to support the rural way of life through the retention or expansion of existing businesses within or adjacent to Large and Small Villages. WCS policy CP49 (Protection of Rural Services & Community Facilities) also acknowledges the vital importance that local services and facilities can have for the smaller settlements; and seeks to protect and encourage the development of rural services and facilities in Wiltshire to ensure that such settlements can still meet some of the day to day needs of the people who live in them.

As has been identified above, the site is situated within the defined settlement boundary of the Large Village of Aldbourne and within the centre of this village. The ground floor of the existing building on the site is also already in use as a post office, village shop and café, with associated kitchens, seating areas and outside seating areas in an enclosed, tiered rear courtyard/garden. The proposed extension of the existing café area will fully internalise an area of outside seating with associated works and internal layout reconfiguration and is therefore acceptable in principle in line with the above policy context.

This in principle acceptability is however subject to the detail. In this instance, the impact of the proposals on the surrounding heritage assets; and neighbouring residential amenities are the most relevant matters to consider. These are therefore discussed in more detail below.

### **Design and Impact on the Character and Appearance of the Area/Important Landscape**

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) 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.

WCS policy CP51 (Landscape) also 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.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The NPPF also 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.

Whilst 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, 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.

The Wiltshire Design Guide also encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality. It further promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

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.

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

In this instance the proposals involve a modest, flat roof addition of limited design and architectural merit. It will however extend and replicate a similar flat roof addition that already exists to the rear of the existing building; and will be of similar materials, height and finish. The addition of roof lanterns and bi fold windows will also enhance the amount of light and customer experience for the café patrons.

The proposed extension will also be entirely contained by the existing building; rear additions; boundary walls; and the tiered nature of the rear gardens as it is to infill and internalise an existing outside area of hardstanding used for additional seating. From the public domain the proposed addition will not therefore be discernible and thus it is considered that the proposals will have limited implications for the character of the area or setting of the National Landscape and is an appropriate addition to this existing and reportedly vital business within this village setting.

### **Impact on Heritage Assets**

As is identified above, whilst the existing building on the site is unlisted, the site is situated within the immediate vicinity of a number of listed buildings and is within a conservation area. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. Section 72 of the Act further states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' and/or in paying 'special attention' the NPPF requires an assessment as to whether the proposal causes 'substantial harm', 'less than substantial harm' or no harm to the asset

At a local level, WCS policy CP58 (Ensuring the Conservation of the Historic Environment) aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are '*...protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life*'. However it also states that '*...the designation of a heritage asset does not preclude the possibility of new development*' and confirms that the council is committed to '*...working pragmatically*' with owners to find positive solutions which will allow adaptation of such buildings to reflect modern aspirations. It is therefore expected that the form, scale, design and materials of new developments are complementary to the historic context.

As has already been set out above, these proposals involve the infilling of an existing enclosed courtyard in the lower part of a tiered garden. The existing courtyard area is well contained on all sides by the existing building and its additions and boundary treatment and is not at all discernible from the public domain or in relation to the nearby listed buildings. The design, massing and scale of the proposed addition will also replicate an existing addition that has already been built in this rear courtyard whilst increasing the useability and enjoyment of the seating area for the café's/business's customers. On balance it is therefore considered that the proposals will result in limited implications for the character or setting of the surrounding heritage assets and any potential harm will be offset by the significant public benefit of allowing this existing business to grow/thrive and remain viable. The proposals are therefore considered to be acceptable in this regard.

### **Amenity**

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) (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.

Given the position of the proposed addition within an existing contained courtyard garden; and its single storey nature, it is not considered likely that the proposals will result in any significant implications for neighbouring amenities in terms of overlooking; loss of light; or dominance.

It is noted that the site is in close proximity to, and is surrounded by neighbouring residential properties and obviously the comings and goings of customers using the extension will result in an element of noise and disturbance. The expansion of the floor area of the café is also likely to increase the amount of custom and footfall visiting the site. However, the site is already in use as a post office which also already also functions as a shop and café as well. Third party representation has confirmed that it is a well used and vital part of the local community and is therefore already a busy use, already generating a certain amount of noise, activity and comings and goings in proximity to the neighbouring properties.

Furthermore, there is a balance to be struck between allowing an important rural business to remain viable and the potential impact of any such growth for surrounding neighbours. In this case it is noted that the area onto which this addition is to be developed is already used for customer seating, albeit externally and so on a more ad hoc/weather dependent basis. Nonetheless, the area is already used by customers of the café. The proposed development will therefore serve to enclose any noise and activity that currently occurs on this lower tier of the existing garden within a physical building thus containing the existing noise and activity. This is therefore likely to result in an improvement in terms of potential noise/activity and thus improve the existing relationship and impact for neighbouring residents.

In addition, the proposals identify that the café's kitchen is to swap from its current position, to the southern part of the existing ground floor footprint which will also reduce the level of noise and activity occurring in closer proximity to this northern neighbour's shared wall. The existing extractor fan and flue is also to move from the rear external wall to within the extension/the southern part of the roof, further away from this northern neighbour. In addition, as the proposals intend a reuse of the existing plant/kit, equipment and flue it is unlikely that additional odour or noise will be generated from this element.

Overall it is therefore considered that the proposals will result in a reduction in the amount of noise, activity and disturbance that is currently caused by the existing business/café and its outside customer seating area for surrounding residents; and will result in betterment for the surrounding amenities as it will enclose any existing activity inside the building; and/or move the kitchen and associated plant away from immediately adjacent neighbours. The proposals are therefore considered to be acceptable in this regard.

### **Highways Impacts and Parking**

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the WCS, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

In this instance the existing business benefits from a single garage, which is used as a store for the business rather than for parking. All customer and staff parking is otherwise provided in the village around The Square. No associated changes can be made to this arrangement given the nature of the site and it is not considered that the proposals will result in any additional/new implications for highway safety.

### **Ecology and Biodiversity**

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

WCS policy CP50 (Biodiversity and Geodiversity) 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.

The proposals do not result in the loss of any trees; or demolition of any buildings or loft spaces. The site is also not situated in a special ecological designation area and the proposals are small scale in nature. It is not therefore considered that the proposals will represent any issues for ecology.

### ***BNG:***

As of 2<sup>nd</sup> April 2024 the requirement for Biodiversity Net Gain (BNG) on *all* new sites came into force under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Any small scale (none major)/major scheme will need to demonstrate no net loss and a minimum of 10% net gain in biodiversity on the site, in line with the requirements of the NPPF, WCS policy CP50 (Biodiversity and Geodiversity) and the Environment Act.

However, based on the information available BNG legislation is not considered to apply to this application as the development meets the exemption criteria and is therefore below the de minimis threshold. This is because, whilst the proposals involve an extension of an existing extension from 17 square metres in footprint to 45 square metres (a total of 28 square metres additional floor space); it is to be positioned on an area of land that is already hardstanding with no existing habitat affected. The proposals are not therefore considered to impact more than 25 square metres of onsite priority habitat. No further action is therefore required in this regard.

### **Flood Risk and Drainage**

WCS policy CP67 (Flood Risk) and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

This application involves a small scale development within Flood Zone 1 and is in an area that is at low risk of ground water flooding. The site is also under 1 hectare in size. No flood risk assessment has therefore accompanied the application and it is not considered that the proposals will result in any implications for flood risk. Given the small scale nature of the proposals, drainage and how the proposed addition will be connected up to the existing foul and surface water drainage system is a matter for the subsequent building regulations stage rather than this planning application.

It is noted that third parties and the parish council have raised a concern regarding an existing well at the site; and how this will be connected up to the system. However this is an existing piece of infrastructure that is situated inside a part of the premises that is not to be affected by the proposed development. Both parties have also advised that this is a matter that the applicant will need to discuss with the local water authority. It is therefore governed by other legislation and is not a matter that needs to be resolved by the consideration of this planning application and/or would warrant a reason for refusal of the scheme or generate a need for a planning condition.

### **CIL & S106 CONTRIBUTIONS**

As of May 2015, Wiltshire Council adopted the Community Infrastructure Levy (CIL). Therefore this proposal may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A note highlighting this requirement to the applicant will therefore be attached to the decision accordingly.

## **PLANNING BALANCE AND CONCLUSION**

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;

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, scale, residential amenity, heritage, landscape, highway safety, flood risk and drainage, ecology and biodiversity. The development would deliver clear benefits, including the ability of this important village facility to remain viable in the long term, which weighs positively in the overall planning balance.

No material considerations have been identified that would significantly and demonstrably outweigh these benefits or indicate that permission should be refused, having regard to the assessment above and the representations received.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations. The application is recommended for permission accordingly.

## **RECOMMENDATION:**

**That Planning Permission be GRANTED, subject to the following 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:

Application Form & Certificate

Ref: 1529-01 – Existing Elevations & Plans. Received – 23.02.2026

Ref: 1529-02 Rev C – Proposed Elevations & Plans. Received – 23.02.2026

Ref: 1529-3 – Construction Details. Received – 23.02.2026

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

3. 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.

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

**INFORMATIVES:**

- 1) The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website: [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy).
- 2) 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.
- 3) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the permission which has been granted is for development, which is exempt being below the de minimis threshold, meaning development which:

- (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

- (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).