

APPLICATION FOR RESERVED MATTERS CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03357
APPLICATION TYPE:	Approval of Reserved Matters
SITE ADDRESS:	Home Farm, Shaw Hill, Shaw, Melksham, SN12 8EW
DEVELOPMENT DESCRIPTION:	Reserved matters planning application for the erection of 2No. dwellings with all matters reserved apart from access and layout.
RECOMMENDATION:	That the Reserved Matters be GRANTED

PROPOSAL

This report considers a Reserved Matters application submitted pursuant to outline planning permission PL/2025/00965 (the parent application) granting the *erection of 2No. dwellings* on 29.04.2026

The application seeks approval for the following reserved matters, specified under condition 3 of the parent application:

- a) the scale of development
- b) the external appearance of the development
- c) the landscaping of the site

The material finishes proposed for the development include:

Walls: Red brick, and natural stone and timber cladding accents

Windows: Black - material unspecified

Roof: Terracotta tile, and slate tile accents to plot 1

Boundary treatments: Timber fencing, and stone wall – material unspecified

Hardscaping: Tarmacadam driveway, and buff paving slabs

SITE DESCRIPTION

The application site comprises buildings (and land within the curtilage of the buildings) with a current planning use of B8. The site is in Shaw which, for planning purposes together with Whitley, is defined as a large village in the Melksham community area; the site is outside of, but directly adjacent to, the framework boundary for Shaw and is within the wider area which benefits from being part of the Joint Melksham Neighbourhood Development Plan (NDP).

Directly south of the site is further B8 land which is within the same ownership, to the north and north-east of the site are dwellings which include 'The Pottager', '30 Shaw Hill' and '31 Shaw Hill'.



Figure 1: partial extract of location plan showing full site



Figure 2: Aerial view (2024) of area to be developed (red)

A public right of way (PRoW) 'MELW80' runs through the agricultural parcel to the west but does not enter the application site at any point. The site is visible from this PRoW but, whilst it benefits from existing access via a private lane connected to Classified A-road 'Shaw Hill' (A365), there is limited visibility of the site from the A365.

The site does not sit within an internationally, nationally, or locally recognised wildlife site and there are no identified irreplaceable habitats on, or adjacent to, the site. There are no known contaminated land issues at the site and the site is not located within a conservation area (CA), or national landscape and there are no listed buildings in close proximity.

The site is in Flood Zone 1, at the lowest risk of flooding from rivers and sea, and has not been identified as being in an area with a high risk of surface or ground water flooding.

PLANNING HISTORY

Relevant planning history related to the full site:

- PL/2025/00965 granted *Outline planning application for the erection of 2No. dwellings with all matters reserved apart from access and layout* on 29.04.2026
- 17/08957/FUL approved the *conversion of former agricultural buildings to 3 units of holiday accommodation* on 28.11.2017
- W/97/00097/FUL renewed a permission for the *use of land for storage of touring caravans* on 10.03.1997
- W/91/00321/FUL approved the *conversion of dairy and agricultural building to a dwelling* on 04.06.1991

Relevant planning history related to part of the site:

- W/00/00996/FUL approved the *change of use from disused farm buildings to storage area for building equipment and materials* on 25.08.2000

Relevant planning history near the site:

26 Shaw Hill:

- PL/2023/06990 for the *proposed erection of three bedroom dwelling with associated works [...]* was permitted on 04.10.2023

30 Shaw Hill:

- W/03/01640/FUL for the *conversion of garage for dependant relative* was approved subject to conditions including the restriction for the building to be occupied as part of the main dwelling on 07.11.2003

Land east of orchard house:

- W/09/01964/FUL refused *development land for affordable housing* on 04.11.2009

Land at Norrington Lane:

- PL/2025/01259 for *the erection of an equestrian stabling barn the Erection of an Outdoor Riding Arena (Manège), the Siting of a Muck Heap Trailer, the Installation of an Access Track, and the Change of Use of the Land to Equestrian for Private Use* is currently pending determination

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS) – Adopted 2015

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP15: Spatial Strategy for Melksham Community Area
- CP45: Meeting Wiltshire's Housing Needs
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP52: Green Infrastructure
- CP57: Ensuring High Quality Design and Place Shaping
- CP60: Sustainable Transport
- CP61: Transport and Development
- CP62: Development Impacts on the Transport Network
- CP64: Demand Management
- CP67: Flood Risk

Saved Policies of the West Wiltshire Local Plan (WWLP)

- C40: Tree Planting
- U1a: Foul Water Disposal

Joint Melksham Neighbourhood Plan (NDP) – Made 2025

- Policy 1: Sustainable Design and Construction
- Policy 6: Housing in Defined Settlements
- Policy 13: Biodiversity
- Policy 16: Trees and Hedgerows
- Policy 18: Locally Distinctive, High Quality Design

Wiltshire Local Transport Plan (LTP4)

- Parking Standards (LTP3)

National Planning Policy Framework (NPPF)

- DP3: Key principles for well-designed places
- DP4: The design process
- N2: Improving the natural environment
- N3: Trees in new development
- CC3: Adaptation to climate change
- TR4: Street design, access and parking
- L2: Making effective use of land

Wiltshire Housing Site Allocations Plan 2020

Waste storage and collection: guidance for developers –SPD published 2011

Wiltshire's Community Infrastructure Levy – SPD published October 2016

Planning Policy Guidance (PPG)

Wiltshire Design Guide (WDG)

Melksham Design Guidelines and Codes (MDG)

National Design Guide (NDG)

ISSUES

The key considerations in the assessment of this Reserved Matters application are as follows:

- Compliance with Outline Planning Permission
- Scale
- Appearance
- Landscaping
- Other relevant matters

CONSULTATION RESPONSES

Melksham Without Parish Council:

25.06.2026 Objection

05.08.2026 Objection

The Parish Council notes the applicant's acknowledgement of the Joint Melksham Neighbourhood Plan and Design Guide, but considers that key design and heritage concerns remain unresolved, including the relationship with Shaw Hill House, the former farmstead character, scale, massing, landscaping and detailing. The Parish Council therefore maintains its objection as substantive design concerns remain.

Councils Arboricultural Team: No representation at time of writing.

Councils Ecology Team: No Objection subject to conditions:

Protected species and habitats

Bats

Surveys recorded no bat emergences, but droppings were found in both buildings prior to this. As such, the applicant is reminded that under the Conservation of Habitats and Species Regulations 2017 it is an offence to damage or destroy bat resting places (including when bats are not present), and a mitigation licence will be required as the proposed works will result in the destruction of at least two bat roosts. An informative was added to the outline consent.

The bat tubes agreed under the outline application are shown on the plans submitted for this reserved matters application, as appropriate. Compliance with the proposed site plan should be secured via condition.

The habitat within and surrounding the site is suitable for roosting, foraging, and commuting bats, as demonstrated in the Emergence Survey report. Artificial light at night can have a substantial adverse effect on biodiversity. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. New lighting should therefore be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Condition 9 of the outline consent ensures that no new external lighting will be installed unless plans are submitted to and approved by the council.

Nesting birds

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. The Preliminary Ecological Appraisal noted the presence of several old bird nests within the buildings' interiors. The applicant is advised to check the buildings prior to demolition, as well as vegetation prior to removal.

Other species and habitats

There are some habitats on site suitable for use by reptiles, amphibians and badgers, including native hedgerows, ruderal vegetation and a tall sward. The surrounding land also provides suitable refuge and habitat for these species to disperse into. The precautionary methods outlined in the Preliminary Ecological Appraisal must be adhered to, as per Condition 5 of the outline consent.

The Ecology comments on the outline application stated:

Habitats created as Biodiversity Net Gain (BNG) within the site should seek to improve primary connectivity within the site and into other habitat areas, with particular focus on retaining and improving functionality of the habitats within the site for wildlife species within the local area.

At present, the only greenspace indicated on the proposed plans appears to comprise enclosed private gardens, and the plans do not detail any habitat enhancements that will help to maintain connectivity within and beyond the site. The Reserved Matters application for this site should demonstrate how the site will remain permeable to wildlife (e.g., through the addition of hedgerow rather than fencing) and continue to provide functional habitat for nesting birds, foraging bats and other wildlife, in conjunction with the improvements that will be achieved via BNG.

The proposed site plan shows that gaps for hedgehogs/other ground-dwelling wildlife will be added at three locations, and that a scrub corridor will connect the site from the north to south. As such, the above point has been sufficiently addressed, and the site plan should be secured via condition.

[...]

Confirmation of how the development will achieve BNG is a post-determination matter, though consideration should be given to how any proposed BNG will be secured. The proposed BNG is shown within the redline boundary and includes scrub, garden and grassland creation.

Councils Highways Team: No objection subject to conditions:

I refer to the above planning application for a reserved matters planning application for the erection of 2No. dwellings with all matters reserved apart from appearance, landscaping and scale.

A previous application (PL/2025/00965) was approved for outline planning permission for the erection of 2No. dwellings with all matters reserved apart from access and layout on this site for which to be acceptable in highway terms, I requested a passing place be provided. This was provided and the passing place is also included in this application.

I therefore raise no highway objection providing [...] conditions are imposed.

Councils Drainage Team: Comment:

As the application addresses appearance, landscaping, and scale only, and no drainage details are provided, the outline conditions remain in force and must be resolved through a separate discharge of conditions application, with no comments on this submission.

REPRESENTATIONS

At the time of writing no public representations have been received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of development

The principle of the development at the site has been established through the grant of outline planning permission.

Compliance with outline permission

The outline planning permission includes a number of planning conditions that establish the parameters for the built form across the site. These conditions also specify the information that must be submitted as part of any reserved matters application. A summary of conditions attached to PL/2025/00965 is provided below.

- Condition 1: date for development to commence
- Condition 2: date for RM to be made
- Condition 3: RM to be approved
- Condition 4: Approved plans
- Condition 5: Strict accordance
- Condition 6: RM requirements – amenity mitigation measures
- Condition 7: SuDS
- Condition 8: Foul water

- Condition 9: external lighting
- Condition 10: prior to occupation – access
- Condition 11: prior to occupation – waiting bay
- Condition 12: prior to commencement – CEMP
- Condition 13: no burning
- Condition 14: construction/demolition hours
- Condition 15: prior to commencement – contamination
- Condition 16: permitted development removal – extensions etc
- Condition 17: permitted development removal – rooflights etc

The application has been made within the relevant timeframe, in compliance with condition 2, and seeks approval for the matters reserved under condition 3.

Whether the detail submitted is in line with the layout plans approved under conditions 4 and 5, and the requirements of conditions 6 will be considered within the body of this report.

Conditions 7 and 8 require the submission and approval of detailed surface water and foul drainage strategies at RM stage; no such detail has been submitted as part of this RM application and the Councils drainage team has confirmed that the requirements of conditions 7 and 8 remain applicable.

The drainage team have, however, confirmed that the requirements of 7 and 8 can reasonably be assessed through a separate discharge of conditions application prior to implementation and occupation of the development in line with the overarching aims of the conditions. As such, the absence of detailed drainage information does not prevent determination of the current RM application and the requirements of Conditions 7 and 8 remain in force notwithstanding any approval granted pursuant to this application.

Conditions 12, and 15 require submission and approval of detail prior to commencement of works and where relevant, this report considers the extent to which the submitted reserved matters scheme aligns with the requirements of those conditions; however, it remains the applicant's responsibility to formally discharge these conditions through separate applications.

Scale of the development

Scale refers to *“the height, width and length of each building proposed within the development in relation to its surroundings.”* (Planning Practice Guidance: Paragraph: 006 Reference ID: 14-006-20140306)

The approved layout establishes the general positioning of the dwellings within the site, which was proposed to reflect the existing built form at the site; the proposed 'site block plan' submitted under this RM application appropriately reflects the approved layout.



Figure 3: proposed elevations, plot 1



Figure 4: existing building - to be replaced with plot 1

The dwellings are proposed to be two-storey and as such would appropriately respond to the scale and proportions of residential properties within the wider area. Moreover, whilst proposing generous habitable area that is larger than the nearest existing dwellings, the scale of the dwelling at plot 1 would not be significantly taller than the existing building in that location and as such responds appropriately to the immediate site.



Figure 5: proposed elevations, plot 2

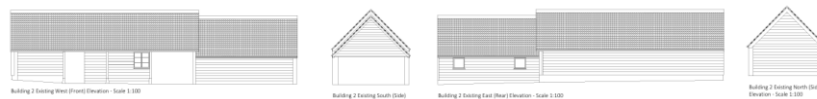


Figure 6: existing building - to be replaced with plot 2

Whilst the proposed plot 2 dwelling is larger than the building to which it will replace – particularly on the north and south elevations - the overall scale remains smaller than what is proposed at plot 1 whilst not being so small as to appear incongruous.

The width and length for both dwellings are as approved under the outline application, the scale of both dwellings complement one another, and the height is not so excessive that the dwellings would appear unduly prominent when viewed from surrounding land and nearby public vantage points.

Appearance of the development

Appearance refers to *“the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.”* (Planning Practice Guidance: Paragraph: 006 Reference ID: 14-006-20140306)

The proposed palette of materials comprises red brick, natural stone detailing, timber cladding accents and tiled roof. The Parish Council has raised concerns regarding the appearance of the development in relation to the historic character of Home Farm and the sites' former agricultural function.

The MDG outlines that development within rural settlements should be informed by local context, respect existing patterns of development, and utilise materials and detailing that reflect the local vernacular. The site forms part of a former farmstead historically associated with Home Farm; whilst the site is not located in a CA and does not contain designated (or non-designated) heritage assets, the agricultural origins of the site remain evident by virtue of the edge-of-parcel location. The submitted plans indicate that the dwellings have been designed to draw upon the

form of the agricultural buildings, rather than adopting a standard suburban housing design, by retaining the established arrangement of the existing barns which would maintain the perpendicular relationship which contributes to the loose farmstead layout.

It is acknowledged that the proposed dwellings are appreciably larger than the existing barns, and that a degree of increased domesticity is inevitable as a consequence of the approved residential use; however, the outline permission established the principle of the use and the proposed architectural treatment is considered to successfully take cues from the site's context. The proposed dwellings, whilst large, incorporate a somewhat simple agricultural-inspired form with strong roof profiles, limited projections and a palette of materials that are characteristic of traditional agricultural buildings and converted barns found in the wider area and accord with the MDGs identification of materials commonly seen in the local vernacular.

The Parish Councils concerns are acknowledged; it is, however, considered that the proposal has demonstrated sufficient regard to the principles contained within the MDG and, overall, proposed palette of materials are acceptable and the appearance of the development complies with the aims of CP57 and relevant policies of the NDP and NPPF.

Landscaping

Landscaping is referred to as *“the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features; (Planning Practice Guidance: Paragraph: 006 Reference ID: 14-006-20140306)*



Figure 7: partial extract of proposed site plan

The submitted site plan demonstrates areas where new planting, soft landscaping and boundary treatments will be located; the location of the soft landscaping would appropriately

soften the appearance of the development and assist its integration into the surrounding environment, having particular regard to the countryside-edge setting. The plan also demonstrates that existing trees will be retained; however, it is noted that there has been no accompanying planting plan.

Regarding hard landscaping, the site plan demonstrates that the scheme will continue to provide parking and turning arrangements in accordance with the approved layout and that the proposed hard landscaping materials would be appropriate for the setting. It is noted that there has been no explicit materials specified for the 2m high stone wall.

The site plan further demonstrates locations for ecological enhancements and the application has been submitted with ecological detail, prepared by 'arbtech', previously approved under the outline application. Consultation with the Councils ecology team has been carried out for their specialist comment; the consultation resulted in a representation of no objection.

Amenity

Whilst no standalone amenity assessment has been submitted, having regard to the absence of technical evidence to demonstrate unacceptable noise impacts, it is considered that the applicant has provided sufficient information within the plans and supporting statement to enable assessment, against the aims of (a) attached to condition 6, of the relationship between the proposed dwelling and the adjoining B8 use in the following ways:

- The provided site plan demonstrates that the adjoining B8 site will be bounded by 2m high stone wall which, by virtue of the height and dense material, would provide a degree of noise reduction to the units by blocking and reflecting sound waves from the B8 site.
- The site plan further demonstrates that the dwelling at plot 1 will be separated from the B8 site by private garden.
- The provided floor plans for plot 2 demonstrate that the nearest habitable rooms to the west will be separated from the neighbouring B8 site by an outdoor kitchen, and those to the south by private garden.
- The floor plan to plot 2 also demonstrates that there will be minimal openings to the south elevation and that the first-floor accommodation will be limited to the northern part of the building.

Regarding neighbouring dwellings to the north-east, the approved layout provides generous separation distances and the positioning of the proposed dwellings is such that there would not likely be unacceptable overlooking, overbearing impacts, or loss of light.

SUMMARY AND CONCLUSION

The submitted reserved matters application has been assessed against the outline planning permission, including the approved parameter plans, design codes, and relevant planning conditions.

The reserved matters are considered to be acceptable and in accordance with the outline planning permission and parameters therein, and the proposed development would be

acceptable in terms of scale, appearance and landscaping. It is therefore recommended that the reserved matters be approved.

RECOMMENDATION: That the Reserved Matters be APPROVED subject to conditions:

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

Proposed site plan, 320/102 rev G

Proposed plot 1 elevations and floor plan, 320/103

Proposed plot 2 elevations and floor plan, 320/104 rev A

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

2. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

3. a) Notwithstanding the approved drawings, prior to first occupation of the development approved a detailed planting specification showing all plant species, supply and planting sizes and planting densities shall be submitted to and approved in writing by the Local Planning Authority.
b) The planting shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory landscaped setting for the development.

4. a) Notwithstanding the approved drawings, no works shall commence above slab level until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - (i) Full details of proposed windows including rooflights
 - (ii) Full details of materials to be used on the 2m high stone wall

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

REASON: In the interests of ensuring that appropriate levels of amenity are achievable and to safeguard the character and appearance of the area.