

AGENDA

Meeting: Eastern Area Planning Committee
Place: Wessex Room, Corn Exchange, The Market Place, Devizes SN10 1HS
Date: Thursday 15 June 2017
Time: 3.00 pm

Please direct any enquiries on this Agenda to Becky Holloway, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 718063 or email becky.holloway@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

| | |
|--------------------------------------|---------------------|
| Cllr Mark Connolly (Chairman) | Cllr Peter Evans |
| Cllr Paul Oatway QPM (Vice Chairman) | Cllr Nick Fogg MBE |
| Cllr Ian Blair-Pilling | Cllr Richard Gamble |
| Cllr Stewart Dobson | Cllr James Sheppard |

Substitutes:

| | |
|--------------------|---------------------------|
| Cllr Ernie Clark | Cllr George Jeans |
| Cllr Anna Cuthbert | Cllr Christopher Williams |
| Cllr Jerry Kunkler | Cllr Graham Wright |

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Public Participation

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#).

The full constitution can be found at [this link](#).

For assistance on these and other matters please contact the officer named above for details

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 5 - 16*)

To approve and sign as a correct record the minutes of the meeting held on 20 April 2017.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register by phone, email or in person no later than 2.50pm on the day of the meeting.

The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice. The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered.

Members of the public will have had the opportunity to make representations on the planning applications and to contact and lobby their local member and any other members of the planning committee prior to the meeting. Lobbying once the debate has started at the meeting is not permitted, including the circulation of new information, written or photographic which have not been verified by planning officers.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications.

Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than **5pm on Thursday 8 June 2017** in order to be guaranteed of a written response. In order to receive a verbal response questions must be submitted no later than **5pm on Monday 12 June 2017**. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals and Updates** (*Pages 17 - 20*)

To receive details of the completed and pending appeals, and any other updates as appropriate.

7 **Planning Applications**

To consider and determine the following planning applications.

7a **17/2061/FUL - Hillside House, Lockeridge, Marlborough, SN8 4EL**
(*Pages 21 - 30*)

7b **17/02723/LBC - Hillside House, Lockeridge, Marlborough, Wiltshire SN8 4EL** (*Pages 31 - 40*)

8 **Urgent items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

Part II

Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

EASTERN AREA PLANNING COMMITTEE

MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 20 APRIL 2017 AT WESSEX ROOM, CORN EXCHANGE, THE MARKET PLACE, DEVIZES SN10 1HS.

Present:

Cllr Charles Howard (Chairman), Cllr Mark Connolly (Vice Chairman), Cllr Stewart Dobson, Cllr Peter Evans, Cllr Richard Gamble, Cllr Jerry Kunkler and Cllr James Sheppard (Substitute)

Also Present:

Cllr Philip Whitehead and Cllr Christopher Williams

20. Apologies for Absence

Apologies were received from Cllr Nick Fogg and from Cllr Paul Oatway QPC who was substituted for the meeting by Cllr James Sheppard.

21. Minutes of the Previous Meeting

Cllr Mark Connolly, seconded by Cllr Peter Evans, moved that that the minutes of the Eastern Area Planning Committee held on 16 February 2017 be accepted as an accurate record.

Resolved:

To approve and sign the minutes of the meeting of the Eastern Area Planning Committee on 16 February 2017 as an accurate record.

22. Declarations of Interest

Cllr Charles Howard declared a non-pecuniary interest in respect of agenda item 7a (application 17/00605/FUL) due to his prior business arrangements with the applicant, and that he would retire from the Chair and leave the room for the duration of the item.

23. Chairman's Announcements

The Chairman had no announcements to make.

24. **Public Participation and Councillors' Questions**

The Chairman explained the rules of public participation and confirmed that no questions had been submitted from members of the public.

25. **Planning Appeals and Updates**

The written update on appeals was received.

26. **Planning Applications**

27. **17/00605/FUL Castle Club, Ludgershall**

Cllr Mark Connolly was in the chair.

Public Participation

Mr Aaron Smith, agent, spoke in support of the application

Mr Mike Giles, Ludgershall Town Council, spoke in objection to the application.

Mike Wilmott, Head of Development Management, introduced the report which outlined the application for the demolition of a single storey extension to Old Castle social club and the erection of 2 dwellings with associated car parking and landscaping. Key issues included that the site was within the acceptable limits of development; that it would have a positive impact on the conservation area when compared to the current site; that the impact on the local residential amenity was acceptable; and that previous arrangements for parking on the site had been informal and should not be considered in determining the application. The officer recommended that the application be approved for the reasons set out in the report.

Members of the Committee were invited to ask technical questions of the officer. There were none.

Members of the public were then invited to speak as detailed above.

The local unitary division member, Cllr Christopher Williams, spoke in regards to the application. He reported that he was pleased that the proposal had been revised to include two rather than three new dwellings, and that he felt the development would be likely to have an impact on local highway issues including parking.

Cllr Richard Gamble, seconded by Cllr Jerry Kunkler, moved that the application for planning permission be granted subject to the conditions outlined in the officer's report.

In the debate that followed, the following points were discussed: the potential for parking and other highways issues to arise in the area; the impact on local businesses; the impact of the proposal on the conservation area and local amenity; and the history of the site and the conditioning for undertaking an archaeological study prior to work commencing.

At the conclusion of debate, it was

Resolved:

To grant planning permission, 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:

Ref: 160239-02 – Location Plan. Received 20.01.2017

Ref: 160239-03 Rev B – Design Scheme. Received – 09.03.2017

Ref: 160239-04 – As proposed. Received 04.04.2017

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

3 No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4 No development shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

5 No development shall commence within the site until:

A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

The approved programme of archaeological work has been carried out in accordance with the approved details

REASON: To enable the recording of any matters of archaeological interest.

6 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- A detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- Finished levels and contours;
- Means of enclosure;
- Car park layouts;
- All hard and soft surfacing materials.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

7 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 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 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.

8 No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B, C or E shall take place on the dwelling houses hereby permitted or within their curtilage without the prior grant of planning permission from the Local Planning Authority.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

11 Before the development hereby permitted is first occupied the first floor windows on the eastern elevation of Unit 1 shown to be serving a bathroom; and the windows on the southern and eastern elevations of Unit 2 shown to be serving a bathroom and a landing respectively, shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and shall be fitted to be top hung only. The windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

INFORMATIVES

1 The applicant's attention is drawn to the comments received about the site to application ref: 16/09438/FUL, dated 19 October 2016.

2. 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.

3 Please note that in respect of condition 4, off the shelf GRP porches will not be acceptable and will not satisfy the requirements of this condition.

4 Please note that in respect of condition 5, any archaeological work should be conducted by a professionally recognised archaeological

contractor in accordance with a written scheme of navigation approved by this office and there will be a financial implication for the applicant.

28. **16/10328/FUL Devizes Marina**

Cllr Charles Howard returned to the chair

Public Participation

Mr Tom Taylor, applicant, spoke in support of the application.

Mr D Carpendale, agent, spoke in support of the application.

Mr Eric Clark, on behalf of Bishops Cannings Parish Council, spoke in objection to the application.

Morgan Jones, Senior Planning Officer, introduced the report which outlined the application for eight holiday lodges and associated external works. One late submission had been received from the Canal and River Trust in which their objection as consultee had been withdrawn and a request had been made for additional conditioning should the application be approved. In response to the consultee's submission, the officer recommended that should the committee be minded to approve the application, an assessment be conditioned to determine the impact on the canal bank of the proposed development. The officer recommended that the application be approved for the reasons set out in the report.

Key issues were stated to include: the impact on the ecology, environment, and heritage of the area; the re-establishment of a 3metre landscaping buffer between the site and the canal bank; that a housing development had been approved on the neighbouring site; risk of flooding and consideration of drainage; and the impact on highway and pedestrian safety.

Members of the Committee were invited to ask technical questions of the officer and it was confirmed: that discussion was ongoing with the applicant regarding a temporary fence believed to encroach on a public right of way; that there was no public right of way between the site and the canal bank; that the lodges would be classified as caravans and temporary in nature; and that any mooring requirements or restrictions would be by agreement between the applicant and the Canal and River Trust.

Members of the public were then invited to speak as detailed above.

In response to comments raised during public participation, the planning officer clarified that the previous permission for the site included 6 lodges and a larger distance between the lodges and the canal bank but that the development site under consideration was larger than for the previous scheme.

Cllr Mark Connolly, seconded by Cllr Richard Gamble, moved that the application be approved for the reasons presented in the officer's report, with the addition of the following conditioning:

No development shall commence until an assessment of the loading of the lodges, including and foundations or supports, on the embankment and underlying soils shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details unless otherwise agreed in writing.

In the debate that followed, the following points were made: that the number of lodges was acceptable; that the design of the lodges was in keeping with the local environment; that the width of the buffer between the canal bank and the lodges was of a suitable size; that the development would aid the viability of the Marina; that the restrictions on time and type of residency conditioned for were in line with national policy; and that the nature of the building materials used was appropriate.

At the conclusion of the debate, it was,

Resolved:

To grant planning permission 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 document and plans:

Drawing no.13113-1 - Location Plan;

Drawing no.13113-2 - Existing Site Plan;

Drawing no.13113-3 Rev D - Proposed Site Layout Plan;

Drawing ref.40'x20' Tuscany - 2 Bed;

Drawing ref.40'x20' Custom - 2 Bed;

Drawing ref.40'x20' Tuscany Side Aspect - 2 Bed;

Document: Planning Application form dated 20.10.16.

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

3 Notwithstanding Class C3 of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification), the accommodation hereby permitted shall be used to provide holiday accommodation only, which shall not be occupied as permanent, unrestricted accommodation including as a person's sole or main place of residence. An up to date register of names and main home addresses of all occupiers shall be maintained and shall be made available at all reasonable times to the Local Planning Authority.

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 No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

5 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 lodges 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.

6 No development shall commence on site until an Ecological and Landscape Management Plan (ELMP) has been submitted to and approved in writing by the Local Planning Authority. The ELMP will cover management of all ecological and landscape features within the site, including responsibility for maintenance and mechanism for changes to the plan should these be necessary to ensure continued integrity of the landscape features. The ELMP shall be implemented in full in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

7 No part of the development hereby permitted shall be brought into use or occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

8 No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use or occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

9 No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No lodge shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

10 No development shall commence on site until details of the proposed ground floor levels of the lodges have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

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

11 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

12 No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:

- a) Identification of 'biodiversity protection zones'**
- b) Practical measures (both physical measures and sensitive working practices) to avoid harm to biodiversity features (may be provided as a set of method statements)**
- b) The location and timing of sensitive works to avoid harm to biodiversity features**
- d) Responsible persons and lines of communication**
- e) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s)**
- f) Use of protective fences, exclusion barriers and warning signs.**
- g) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.**

REASON: To ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

13 No development shall commence until an assessment of the loading of the lodges, including any foundations or supports, on the embankment and underlying soils shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details unless otherwise agreed in writing.

REASON: To comply with paragraph 120 of the National Planning Policy Framework as excavation, earth removal and the construction of foundations have the potential to adversely impact on the integrity of the waterway infrastructure.

INFORMATIVES TO APPLICANT:

14 The attention of the applicant is drawn to the contents of the letter from the Dorset and Wiltshire Fire & Rescue Service, dated 16.11.16, which can be viewed on the Council's website at www.wiltshire.gov.uk

15 The attention of the applicant is drawn to the contents of the consultation response received from Wessex Water, dated 13.12.16, which can be viewed on the Council's website at www.wiltshire.gov.uk

16 The Environment Agency recommends that the development incorporates water and energy efficiency measures to reduce the water and energy consumption of the development hereby approved.

17 The applicant is advised to contact the Canal and River Trust in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works Affecting the Canal & River Trust.

18 The Environment Agency recommends that safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery
- wheel washing and vehicle wash-down
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

19 The Council's Rights of Way & Countryside team advise that the public footpath abutting the east of the site is BCAN43 and has a recorded width of 4 metres. This should remain unobstructed and the full width should be available for the public to pass and re pass. The temporary fence is encroaching onto the footpath. Obstruction of the highway is an offence at common law as a form of public nuisance and also a crime by statute under Section 137 of the Highways Act 1980. The public are entitled to free passage along any highway and any building, fence, structure or deposited materials on the highway will be judged to be an obstruction in law. The Highway Authority is empowered to serve notice for the removal of obstructions and where not complied with the offence becomes a continuing offence liable to higher penalties. A court has the power to order the removal of an obstruction and failure to comply is punishable by a fine up to £5,000 with further failures to comply punishable by fines of up to £250 per day. If the Highway Authority removes the obstruction itself it has powers to recover costs from the offender. It is recommended that the applicant contacts the Council's Senior Rights Of Way Warden (West), Mr Paul Millard, on 01225 712821 to discuss and resolve the above issue.

29. **Urgent items**

There were no urgent items.

Cllr Mark Connolly, on behalf of the committee, thanked Cllr Charles Howard for all his work during his time spent as Chairman, and wished him well for his retirement from Wiltshire Council.

(Duration of meeting: 6.00 - 6.53 pm)

The Officer who has produced these minutes is Becky Holloway of Democratic Services, direct line 01225 718063, e-mail becky.holloway@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

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Wiltshire Council
Eastern Area Planning Committee
15th June 2017

Planning Appeals Received between 07/04/2017 and 02/06/2017

| Application No | Site Location | Parish | Proposal | DEL or COMM | Appeal Type | Officer Recommend | Appeal Start Date | Overturn at Cttee |
|-----------------------|---|---------------|---|--------------------|-------------------------|--------------------------|--------------------------|--------------------------------|
| 16/03703/FUL | Land at Woodland Road Patney, Devizes Wiltshire | PATNEY | Erection of a detached specialist dwelling for disabled person | EAPC | Written Representations | Refuse | 22/05/2017 | Yes (Appeal against Condition) |
| 16/05020/FUL | Croft Farm, Plough Lane Marston, Wiltshire SN10 5SR | MARSTON | Demolition of redundant farm buildings and replacement with one residential dwelling | DEL | Written Representations | Refuse | 22/05/2017 | No |
| 16/07815/OUT | Land adjoining Manor Farm, Froxfield Wiltshire, SN8 3JY | FROXFIELD | Demolition of the two existing barns and replacement with one detached dwelling together with private amenity space, parking and associated works (Outline application relating to access and layout) | DEL | Written Representations | Refuse | 22/05/2017 | No |

| Application No | Site Location | Parish | Proposal | DEL or COMM | Appeal Type | Officer Recommendation | Appeal Decision | Decision Date | Costs Awarded? |
|----------------|--|------------------|--|-------------|---------------------|------------------------|-----------------|---------------|---|
| 16/03834/VAR | Brail Vista 163 Crofton Road Great Bedwyn Wiltshire, SN8 3LX | GREAT BEDWYN | Removal of Condition 2 and Condition 3 of planning permission K/44735 (change of use of garage and store into holiday accommodation) to allow for full-time rental occupation. | EAPC | Written Reps | Refuse | Dismissed | 26/05/2017 | Not Appropriate for either party to apply for costs |
| 16/03839/VAR | Clock Tower Cottage 163 Crofton Road Great Bedwyn Marlborough Wiltshire, SN8 3LX | GREAT BEDWYN | Removal of condition 2 of planning permission E/2012/0670/FUL (Conversion of stables to 2 No. holiday let cottages) to allow for full-time rental occupation. | EAPC | Written Reps | Refuse | Dismissed | 26/05/2017 | Not Appropriate for either party to apply for costs |
| 16/05658/FUL | 168 St Ediths Marsh Bromham, Wiltshire SN15 2DQ | BROMHAM | Erection of a 1.5 storey dwelling and a single storey garage structure (Resubmission of 15/12499/FUL) | DEL | Written Reps | Refuse | Dismissed | 05/05/2017 | Not Appropriate for either party to apply for costs |
| 16/06994/FUL | Land at Top Field Farm Aldbourn Road Baydon, Marlborough Wiltshire, SN8 2DJ | ALDBOURNE | Construction of an agricultural/rural worker's dwelling | DEL | Hearing | Refuse | Dismissed | 25/05/2017 | Not Appropriate for either party to apply for costs |
| 16/10058/FUL | West View, Milton Lilbourne, Pewsey, Wiltshire, SN9 5LF | MILTON LILBOURNE | Demolition of existing dwelling and erection of 2 no. dwellings with access and landscaping | DEL | Written Reps | Refuse | Dismissed | 05/05/2017 | Not Appropriate for either party to apply for costs |
| 16/11532/FUL | 22 Lottage Road Aldbourn Marlborough Wiltshire, SN8 2ED | ALDBOURNE | Single storey extension to side elevation. Remove front dormer and replace. | DEL | House Holder Appeal | Refuse | Dismissed | 04/05/2017 | Not Appropriate for either party to apply for costs |

| Application No | Site Location | Parish | Proposal | DEL or COMM | Appeal Type | Officer Recommendation | Appeal Decision | Costs Decision Date | Costs Awarded? |
|----------------|--|-------------|---|-------------|--------------|------------------------|-----------------|---------------------|---|
| 16/03263/FUL | Land at Dragon Lane Manningford Bruce Wiltshire, SN9 6JE | MANNINGFORD | Demolition of existing building and construction of single two-bedroom dwelling within existing building footprint. | DEL | Written Reps | Refuse | Dismissed | 23/05/2017 | Costs Applied for by Appellant and Wiltshire Council – Both Applications REFUSED |

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REPORT FOR EASTERN AREA PLANNING COMMITTEE

Report No. 1

| | |
|----------------------------|--|
| Date of Meeting | 15 th June 2017 |
| Application Number | 17/02061/FUL |
| Site Address | Hillside House, Lockeridge, Marlborough, Wiltshire SN8 4EL |
| Proposal | Erection of a replacement side extension, glazed link into associated outbuilding and new attached store, internal and external alterations to main house and outbuilding, associated hard and soft landscaping. |
| Applicant | Mr Mark Lawson |
| Town/Parish Council | FYFIELD WEST OVERTON |
| Ward | West Selkley ED (Cllr Jane Davies) |
| Grid Ref | 414836 167897 |
| Type of application | Full Planning Permission |
| Case Officer | Lucy Rutter |

Reason for the application being considered by Committee:

This application was originally 'called-in' by former Divisional Member, Cllr Milton and is now brought to committee at the request of the current Divisional Member, Cllr Davies.

1. Purpose of Report

To consider the recommendation that the application be refused planning permission.

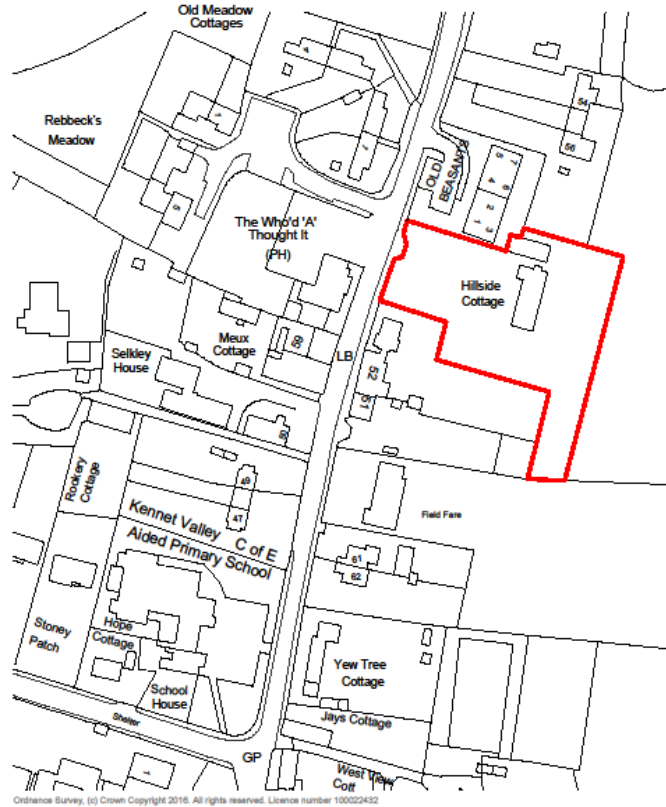
2. Report Summary

The key issues for consideration are:

- a) Scale, design and materials.
- b) Whether the proposal would cause harm to the character and setting of the listed building.
- c) Whether the proposal would preserve or enhance the character and appearance of the Lockeridge Conservation Area.
- d) Impact on neighbour amenity.
- e) Ecology

3. Site Description

The property to which the application relates is a grade II listed detached thatched dwelling situated within the village of Lockeridge. It is set back some distance from the road running through the village and is directly opposite the pub.



Site Location Plan

The property is constructed of Sarsen stone with limestone dressings, including stone mullion windows with timber framed doors throughout, leaded light windows in the principal elevation and timber framed windows in the rear elevation. The property benefits from a single storey side extension, built from red brick and stone with plain clay tiling to the roof. The property also benefits from a detached outbuilding positioned along the northern boundary of the site, built from matching materials. The dwellinghouse is approached via a gravel drive through extensive front gardens; it also has gardens to the rear overlooking open countryside.

The property lies within both the Lockeridge Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The latter would be unaffected as the property lies within the built-up part of the village.

The Historic England listing description for the property is as follows:

SU 16 NW WEST OVERTON LOCKERIDGE (east side) 9/137 Hillside Cottage II House. Late C17-early C18. Sarsen with limestone dressings, thatched roof. Two storeys, 3 bays with brick and tiled extension on left. Central boarded door with rustic thatched canopy leading to stair hall. Two and 3-light windows with rebated and ogee moulded mullions and surround and label moulds above. Gable brick stacks. Long sloping roof to lean-to with tall brick stack.

4. Planning History

K/37848/L - Change dining room to kitchen/dining. Form Study. Form bathroom adjacent to main bedroom within roof space. Lean-to conservatory. Form WC ground floor - Wednesday 29 September, 1999 (Approve with Conditions)

13/06167/LBC - Alterations to windows and doors of a curtilage listed structure - Monday 20 January, 2014 (Approve with Conditions)

16/08976/FUL - Erection of a replacement side extension, glazed link into associated outbuilding, and new attached store. Internal and external alterations to main house and associated outbuilding. Hard and soft landscaping proposals – WITHDRAWN

16/09419/LBC - Erection of a replacement side extension, glazed link into associated outbuilding, and new attached store. Internal and external alterations to main house and associated outbuilding. Hard and soft landscaping proposals – WITHDRAWN

5. The Proposal

As set out within the 'Assessment of Heritage Significance and Impact of the Proposals' document by Heritage Forum which accompanies the application, the proposal includes a number of elements which are listed below. All internal works referred to in the list are discussed separately within the associated report on the agenda as they require listed building consent but not planning permission.

- Re-positioning of the door between the entrance hall and the kitchen;
- Removal of the stud partition to the south bedroom;
- Insertion of a partition across the existing bathroom to form two small bathrooms, with the west bathroom being an en-suite to the south bedroom and accessed by a new door in the south wall of the bathroom;
- Insertion of a partition to the east side of the north bedroom to form a corridor leading to a new opening in the north gable wall to give access to the proposed extension;
- Demolition of the brick single-storey lean-to structures on the west and north sides of the former service extension to the north of the main house;
- The partial demolition of the service addition and its replacement with a 1.5 storey extension;
- The creation of a single storey link between the extension and the detached outbuilding to the north;
- Minor alterations within the detached outbuilding including the erection of a garden store to the north elevation.

The proposed side extension would measure approximately 10.6m in depth, 6.4m in width, 2.4m in height to the eaves and 6.3m to the ridge. Materials are proposed to match the existing extension through the use of facing red bricks and plain clay tiles to the roof. The rear of the extension would project beyond the rear elevation of the original property by approximately 4.6m. The purpose of the proposals is to provide a larger kitchen and dining space, along with a master bedroom and en-suite at first floor level.

The proposed link structure would measure approximately 4.5m in depth, 2.4m in width, 2.1m in height to the eaves and 3.4m in height to the ridge. Materials would include plain clay tiles to the roof, with a central glazed flat roof element above and glazed side elevations. The purpose of the link is to join the host dwelling and replacement side extension to the existing outbuilding which would be used as a utility, cloakroom and home office space.

The garden store would measure approximately 7.4m in depth, 2.5m in width, 2.2m in height to the eaves and 3.5m in height to the ridge. The roof would be pitched and the materials would include red facing red bricks to the walls and plain clay tiles to the roof to match the existing.

6. Planning Policy

Above the various tiers of planning policy and guidance is the over-arching statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special regard to the desirability of preserving the building or its setting (S16 & S66) and to the desirability of preserving the character and appearance of the conservation area (S72).

Wiltshire Core Strategy – Core Policies 57 (design) and 58 (historic environment), which require that designated heritage assets and their settings are conserved and where appropriate enhanced, in a manner appropriate to their significance.

Relevant policies within the National Planning Policy Framework (NPPF), namely sections 7 and 12, and guidance contained within the saved Planning Policy Statement 5 Practice Guide.

The Lockeridge Conservation Area Statement provides additional guidance.

7. Consultations

Wiltshire Council Conservation Officer

Objects to the proposals as they would cause less than substantial harm to the significance of the listed building.

Fyfield and West Overton Parish Council

No objection.

Wiltshire Council Ecologist

No comments received in respect of current application. No objection raised to previously withdrawn scheme (ref: 16/08976/FUL).

8. Publicity

The application has been advertised by way of a site notice and the occupiers of neighbouring properties have been consulted. No third party representations have been received.

9. Planning Considerations

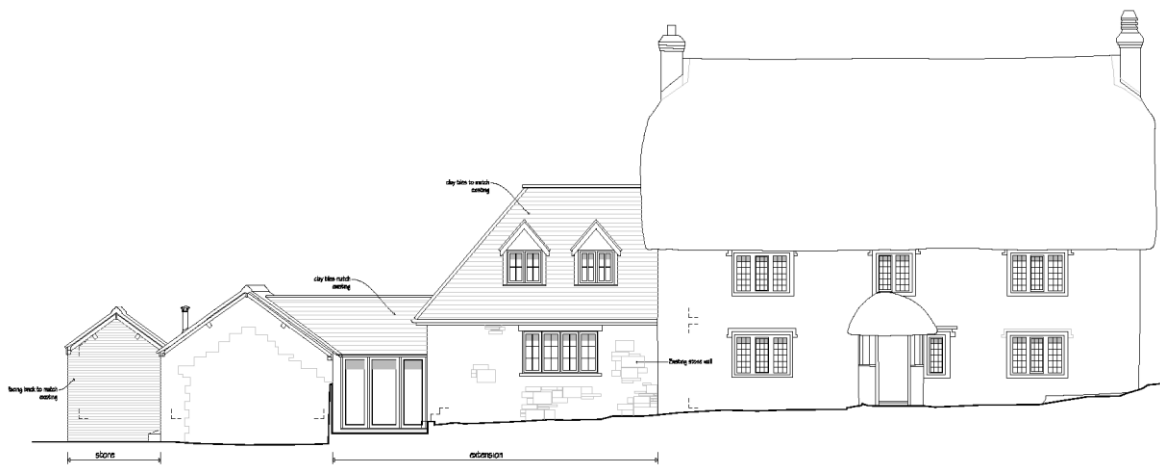
This section covers issues of relevance to both the listed building and associated planning application. Any proposed internal works only require listed building consent and are therefore discussed in the associated report for the listed building application. Planning and listed building applications submitted previously (under refs. 16/08976/FUL and 16/09419/LBC) were withdrawn after concerns were raised by officers regarding the potential impact of the proposals on the listed building. The revised scheme for consideration here is broadly similar although it is acknowledged that a few revisions have been made to the application. A summary of the changes is as follows:

- Front elevation of proposed side extension stepped back.
- Proposed side extension reduced in depth by approximately 50cm.
- Window design altered in rear and side elevation of proposed side extension.
- Ridge height of proposed link extension raised by approximately 10cm.
- Existing Sarsen stone wall exposed in front elevation of proposed side extension as opposed to the previously proposed facing red brick.
- Proposed link extension to have glazing in the flat roof element.
- Proposed veranda to the rear omitted from the scheme and replaced with terrace.
- Flat roof element of proposed extension omitted from the proposal.
- Proposed partition in ground floor living room omitted from proposal.
- Alterations to proposed openings/bathroom entrances at first floor level.

9.1 Scale, design and materials

The ridge line of the proposed side extension sits well below that of the original thatched dwelling, which is of benefit when viewed from the principal elevation as the extension appears as a subservient addition. However, the projection to the rear of the property, together with the proposed link extension, would result in extensions with a larger footprint than that of the original dwelling which would be overly dominant and would not respect the plan form of the original dwelling. The rear projecting gable feature also seems overly dominant in terms of mass and bulk and would therefore appear as an incongruous addition to the northern elevation of the property.

The design of the extensions is commented on in more detail below. There are no concerns regarding the garden store extension from a planning perspective.



Proposed Front Elevation



Proposed Rear Elevation

9.2 Whether the proposal would preserve the character and setting of the listed building

The main underlying principle for assessing this application in terms of the historic environment is the duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The underlying acts are now supported by the National Planning Policy Framework which outlines government policy towards the historic environment. Section 12 “Conserving and Enhancing the Historic Environment” sets out an overall aspiration for conserving heritage assets, in particular, paragraph 132 which states: ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.’

The local policy context is the Wiltshire Core Strategy and specifically Core Policy 58 which seeks to ensure the conservation of the historic environment and states that designated heritage assets and their settings will be conserved. Core Policy 57 seeks to ensure high quality design in new developments.

A key consideration is whether the proposed works would preserve the significance of the designated heritage asset (listed building).

Hillside House was originally built in the late 17th/early 18th century - it is constructed of Sarsen stone with limestone dressing (i.e. mullions) and a thatched roof. It was a rectangular two storey cottage with a room either side of a main entrance. The side addition was added at the turn of the 18th/19th century with further brick extensions added to this extension in the 20th century. There is now an entrance hall, sitting room, kitchen, dining room/sitting room and WC on the ground floor, three bedrooms and a bathroom on the first floor and an additional two bedrooms in the attic space. The outbuilding includes a utility room, garage and office. An assessment of all proposed internal changes has been made under the associated listed building application report.

With regard to the proposed demolition works, the conservation officer has no objection to the removal of the 20th century brick additions as these have limited architectural or historic interest. The single storey stone built addition dates from the late 18th early 19th century and is a small scale extension to the original house using matching materials. It has, however, been slightly compromised by the 20th century additions. This scheme would involve the removal of most of the stone addition except for the front Sarsen wall which is currently hidden by the brick addition. This side extension was added to provide a service area for the house with the chimney which may have been related to heating water for washing clothes etc. This function is not readily appreciated due to the internal changes and the addition of 20th century extensions. The losses of the evidence to this use i.e. the chimney and the historic fabric will have a slight negative impact on the significance of the house. The loss of the poorly designed 20th century additions such as the WC extension would be an improvement. The main consideration is the proposed replacement extension. The Historic England guidance for new additions in the historic context states:

The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

The overall architectural form of the house is typical of the local vernacular. The linear thatched cottage is very typical of the Wiltshire area and where these have been extended, it is often by means of a lower extension to the side, as is the current situation here. This is similar to other cottages and pairs of cottages in the locality. The linearity of their forms contributes positively to their character and appearance with a simple ‘two up two down’ plan form.



This view of the cottage from the rear shows the main house with the lower extension and then the scale of buildings dropping down to the outbuilding beyond. The rear of the cottage is set into the ground so the garden level is almost at cill level. The windows on the rear also appear to be 19th century insertions and it may have been the case that originally this facade was largely blank.

The conservation officer considers that the proposed addition of a 1.5 storey brick and tiled extension, which would project to the rear by approximately 4.6m, would have an adverse impact on the aesthetic value of the listed building and cause harm to its significance and setting. Whilst the applicant's agent has picked out particular elements, where the conservation officer has previously expressed concern, there is a need to evaluate the impact of the extension in terms of the combination of elements. Core Policy 57 of the Wiltshire Core Strategy requires a high standard of design in new development which should reflect local distinctiveness and character of Wiltshire by *Responding positively to the existing townscape and landscape features 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 and by being sympathetic to and conserving historic buildings and historic landscapes.*

As stated above, the cottage is typical of the local vernacular of Wiltshire which contains a large number of linear thatched cottages. The linearity of the building is part of its aesthetic value. The new extension would at the front respect the linearity, but would project substantially to the rear. The gable end would be a dominant architectural feature of the new addition and although the ridge height is similar to the existing extensions, its overall bulk and massing would be considerably increased. The long vertical windows in the new addition are larger in scale than the main house which has casement with a horizontal emphasis. Whilst it is appreciated that brick and tiles are used in the locality, the expanse of brickwork and large tiled roof seen in conjunction with the Sarsen stone of the main house would increase the prominence of the new addition. Dormers are not a feature of the locality and the addition of two to the front roof of the extension would increase the visual prominence of the roof.



Proposed North Elevation

The conservation officer considers that the glazed linking element to the outbuilding may potentially be achievable in a way that would limit its impact on the significance of the listed building. However, a pitched roof with a flat element is not a form found in the local vernacular houses. The glazed link element could be reduced in depth to remove the flat roof element and thus limit its impact on the roof of the outbuilding.

The proposed extension, due to a combination of elements, including siting, overall bulk, roof form and gable, scale of windows and materials would result in the new addition dominating the original asset, especially when viewed from the rear. The Historic England Guidance states that this is not good practice. It is stated in paragraph 4.5 of the Heritage Impact Statement that the way the existing front addition extends forward of the front elevation of the main part of the house detracts from the attractive appearance of the front elevation of the house. The conservation officer is of the view that the proposed extension which projects 4.6m beyond the rear building line would have a greater adverse visual impact on the rear facade of the building. It is acknowledged that the rear facade has slightly less significance than the front but the scale of the harmful impact of the new extension would be substantially greater.

Overall, it is considered that the proposals would cause less than substantial harm to the significance of the listed building. With reference to paragraph 134 of the NPPF, such harm is only acceptable if it is outweighed by public benefits, including securing the building's optimum viable use. The scheme only provides a private benefit to the occupiers of the property and the house is in a viable use. Consequently, there is no justification for allowing a scheme which would cause harm to the significance of the listed building. Recent case law has emphasised that the over-arching 'special regard' required by Section 16 of the Act should be seen as imposing a presumption against the granting of consent.

9.3. Whether the proposal would preserve or enhance the character or appearance of the Lockeridge Conservation Area

The property is also located within the Lockeridge Conservation Area. Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 is therefore relevant, which requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas.

Due to the location of the house, set back from the road and hidden by vegetation, and the fact there are no public views of the property to the rear, the character and appearance of the conservation area would remain unharmed by the proposals.

9.4. Impact on neighbour amenity

There are no concerns regarding impact on neighbour amenity. Due to the single storey nature of the garden store extension and link extension, together with the low ridge height of the 1.5 storey addition, there would be minimal risk of overshadowing or loss of light as a result of the proposed development. In addition, the site is bounded by mature trees and hedging and therefore the development would be well screened from any neighbouring properties to the north. This would also ensure that there would be no overlooking or loss of privacy as a result of the proposed development.

9.5. Ecology

Evidence of bats roosting at the property was found by Stark Ecology, which was commissioned by the applicant to conduct a bat survey at the site. One common pipistrelle day roost was identified in the northern gable of the property. It is suggested within Stark Ecology's report that this roost would not be affected by the proposed works. A day roost was also identified in the roof of the single storey extension used by two common pipistrelles. In the event that planning permission were to be granted, the proposed demolition of the existing single storey extension, a licence from Natural England would be required. The demolition works would also need to be supervised by an appropriately licenced ecologist. Mitigation measures recommended by Stark Ecology include the installation of one Schweglar 2F bat box on a mature tree at the edge of the site.

No comments were received by the Council's Ecologist in respect of the current proposal, however, she raised no objection to the broadly similar previous submission ref: 16/08976/FUL as she was satisfied with the mitigation measures put forward by Stark Ecology. The ecologist noted that a comprehensive suite of bat surveys had been carried out at the appropriate time of year and that a bat licence from Natural England would most likely be obtainable due to the mitigation measures put forward.

10. Conclusion

The proposals would not have an adverse impact on neighbour amenity or the character and appearance of the conservation area and mitigation measures could be incorporated to address any ecological concerns. However, less than substantial harm to the significance of the listed building. With reference to paragraph 134 of the NPPF, such harm is only acceptable if it is outweighed by public benefits, including securing the building's optimum viable use. The scheme only provides a private benefit to the occupiers of the property and the house is in a viable use. Consequently, there is no justification for allowing a scheme which would cause harm to the significance of the listed building. Recent case law has emphasised that the overarching 'special regard' required by Section 16 of the Act should be seen as imposing a presumption against the granting of consent.

RECOMMENDATION:

That planning permission is REFUSED for the following reason:

The demolition of the existing extension would involve some loss of historic fabric which in turn would result in some loss to the value of the listed building. The proposed extension, due to its size, siting, form and materials would have an adverse impact on the architectural value and significance of the listed building. The level of harm would be less than substantial. As there is no public benefit to outweigh this harm, the proposals would be contrary to Sections 7 and 12 of the National Planning Policy Framework and Core Policies 57 and 58 of the Wiltshire Core Strategy.

REPORT FOR EASTERN AREA PLANNING COMMITTEE

Report No. 2

| | |
|----------------------------|--|
| Date of Meeting | 15th June 2017 |
| Application Number | 17/02723/LBC |
| Site Address | Hillside House, Lockeridge, Marlborough, Wiltshire SN8 4EL |
| Proposal | Erection of a replacement side extension; glazed link into associated outbuilding and new attached store; and internal and external alterations to main house and outbuilding. |
| Applicant | Mr Mark Lawson |
| Town/Parish Council | FYFIELD WEST OVERTON |
| Ward | West Selkley ED (Cllr Jane Davies) |
| Grid Ref | 414836 167897 |
| Type of application | Listed Building Consent |
| Case Officer | Lucy Rutter |

Reason for the application being considered by Committee:

This application was originally ‘called-in’ by former Divisional Member, Cllr Milton and is now brought to committee at the request of the current Divisional Member, Cllr Davies.

1. Purpose of Report

To consider the recommendation that the application be refused listed building consent.

2. Report Summary

The key issues for consideration are:

- a) Whether the proposal would preserve the character and setting of the listed building;
- b) Whether the proposal would preserve or enhance the character and appearance of the Lockeridge Conservation Area.

3. Site Description

As previously reported for planning application ref. 17/02061/FUL.

4. Planning History

As previously reported for planning application ref. 17/02061/FUL.

5. The Proposal

As previously reported for planning application ref. 17/02061/FUL.

6. Planning Policy

Above the various tiers of planning policy and guidance is the over-arching statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special regard to the desirability of preserving the building or its setting (S16) and to the desirability of preserving the character and appearance of the conservation area (S72).

Relevant policies within the National Planning Policy Framework (NPPF), namely section 12, and guidance contained within the saved Planning Policy Statement 5 Practice Guide.

The Lockeridge Conservation Area Statement provides additional guidance.

7. Consultations

Wiltshire Council Conservation Officer

Objects to the proposals as they would cause less than substantial harm to the significance of the listed building.

Fyfield and West Overton Parish Council

No objection.

8. Publicity

The application has been advertised by way of a site notice and an advertisement in the local newspaper.

9. Planning Considerations

The heritage considerations are as per those set out in the report for the accompanying planning application (17/02061/FUL) but also include an assessment of the proposed internal works at the property. These are set out below:

9.3. Whether the proposal would preserve the character and setting of the listed building

The main underlying principle for assessing this application in terms of the historic environment is the duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The underlying acts are now supported by the National Planning Policy Framework which outlines government policy towards the historic environment. Section 12 “Conserving and Enhancing the Historic Environment” sets out an overall aspiration for conserving heritage assets, in particular, paragraph 132 which states: ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.’

The local policy context is the Wiltshire Core Strategy and specifically Core Policy 58 which seeks to ensure the conservation of the historic environment and states that designated heritage assets and their settings will be conserved. Core Policy 57 seeks to ensure high quality design in new developments.

A key consideration is whether the proposed works would preserve the significance of the designated heritage asset (listed building).

Hillside House was originally built in the late 17th/early 18th century - it is constructed of Sarsen stone with limestone dressing (i.e. mullions) and a thatched roof. It was a rectangular two storey cottage with a room either side of a main entrance. The side addition was added at the turn of the 18th/19th century with further brick extensions added to this extension in the 20th century. There is now an entrance hall, sitting room, kitchen, dining room/sitting room and WC on the ground floor, three bedrooms and a bathroom on the first floor and an additional two bedrooms in the attic space. The outbuilding includes a utility room, garage and office.

In considering the proposed internal changes to the house, the conservation officer refers to the guidance from the Historic England document Making Changes to Heritage Assets. Paragraph 45 refers to the fact that plan form is one of the most important elements to the significance of the listed building:

The plan form of a building is frequently one of its most important characteristics and internal partitions, staircases (whether decorated or plain, principal or secondary) and other features are likely to form part of its significance. Indeed they may be its most significant feature. Proposals to remove or modify internal arrangements, including the insertion of new openings or extension underground, will be subject to the same considerations of impact on significance

This is the layout of the rooms which shows how it was designed and used but also the proportions of the rooms. Taking each of the proposals for internal works in turn:

The repositioning of the door between the entrance hall and kitchen

There have clearly been some later alterations to the entrance hall and it is highly likely that the original door to the kitchen was located in the position of the proposed new door. The phasing plans submitted with the previous application suggest that this is 20th century fabric. The conservation officer considers that the relocation of the door is acceptable, as it would not involve removal of historic fabric and it is highly likely that this was the original position.

The removal of the stud partition to the south bedroom

On the first floor, the south bedroom was subdivided with a partition in the 20th century. The proposal is to remove this wall and return the room to its original proportions. The conservation officer welcomes this aspect of the proposal which will reinstate the original plan form in this part of the house.

The insertion of a partition across the existing bathroom to form two small bathrooms with the west bathroom being en-suite to the south bedroom and accessed by a new door in the south wall of the bathroom

The accompanying impact assessment does not refer to this element of the proposals in its analysis, but suggests that the wall where a new opening is proposed is covered in modern plasterboard. The proportions of the existing bathroom are not particularly significant in terms of the evidential and aesthetic value of the house and its subdivision into two bathrooms would not harm the significance of building.

The insertion of a partition to the east side of the north bedroom to form a corridor leading to a new opening in the north gable wall to give access to the proposed extension

The existing first floor north bedroom retains its original proportions and is lit by windows on both the west and east sides. The latter is a later 19th century insertion. The introduction of a new partition wall to create a corridor through to the proposed extension would have an adverse impact on the floor plan and proportions of this room. It is acknowledged that there are benefits in removing the partition in the southern bedroom but in the context of the scheme as a whole, the conservation officer considers that this element does involve some harm to the significance of the listed building.

Internal works to the outbuilding

The conservation officer considers that the reconfiguration of the partitions in the outbuilding to create a new boot room is acceptable.

The main outstanding elements are the demolition of brick structures and part of the 19th century structure of the single storey north addition, followed by its replacement with a new 1.5 storey extension and single storey link to the outbuilding.

With regard to the proposed demolition works, the conservation officer has no objection to the removal of the 20th century brick additions as these have limited architectural or historic interest. The single storey stone built addition dates from the late 18th early 19th century and is a small scale extension to the original house using matching materials. It has, however, been slightly compromised by the 20th century additions. This scheme would involve the removal of most of the stone addition except for the front Sarsen wall which is currently hidden by the brick addition. This side extension was added to provide a service area for the house with the chimney which may have been related to heating water for washing clothes etc. This function is not readily appreciated due to the internal changes and the addition of 20th century extensions. The losses of the evidence to this use i.e. the chimney and the historic fabric will have a slight negative impact on the significance of the house. The loss of the poorly designed 20th century additions such as the WC extension would be an improvement. The main consideration is the proposed replacement extension. The Historic England guidance for new additions in the historic context states:

The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

The overall architectural form of the house is typical of the local vernacular. The linear thatched cottage is very typical of the Wiltshire area and where these have been extended, it is often by means of a lower extension to the side, as is the current situation here. This is similar to other cottages and pairs of cottages in the locality. The linearity of their forms contributes positively to their character and appearance with a simple 'two up two down' plan form.



This view of the cottage from the rear shows the main house with the lower extension and then the scale of buildings dropping down to the outbuilding beyond. The rear of the cottage is set into the ground so the garden level is almost at cill level. The windows on the rear also appear to be 19th century insertions and it may have been the case that originally this facade was largely blank.

The conservation officer is of the view that the proposed addition of a 1.5 storey brick and tiled extension, which would project to the rear by approximately 4.6m, would have an adverse impact on the aesthetic value of the listed building and cause harm to its significance and setting. Whilst the applicant's agent has picked out particular elements, where the conservation officer has previously expressed concern, there is a need to evaluate the impact of the extension in terms of the combination of elements. Core Policy 57 of the Wiltshire Core Strategy requires a high standard of design in new development which should reflect local distinctiveness and character of Wiltshire by *Responding positively to the existing townscape and landscape features 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 and by being sympathetic to and conserving historic buildings and historic landscapes.*

As stated above, the cottage is typical of the local vernacular of Wiltshire which contains a large number of linear thatched cottages. The linearity of the building is part of its aesthetic value. The new extension would at the front respect the linearity, but would project substantially to the rear. The gable end would be a dominant architectural feature of the new addition and although the ridge height is similar to the existing extensions, its overall bulk and massing would be considerably increased. The long vertical windows in the new addition are larger in scale than the main house which has casement with a horizontal emphasis. Whilst it is appreciated that brick and tiles are used in the locality, the expanse of brickwork and large tiled roof seen in conjunction with the Sarsen stone of the main house would increase the prominence of the new addition. Dormers are not a feature of the locality and the addition of two to the front roof of the extension would increase the visual prominence of the roof.



Proposed North Elevation

The conservation officer considers that the glazed linking element to the outbuilding may potentially be achievable in a way that would limit its impact on the significance of the listed building. However, a pitched roof with a flat element is not a form found in the local vernacular houses. The glazed link element could be reduced in depth to remove the flat roof element and thus limit its impact on the roof of the outbuilding.

The proposed extension, due to a combination of elements, including siting, overall bulk, roof form and gable, scale of windows and materials would result in the new addition dominating the original asset, especially when viewed from the rear. The Historic England Guidance states that this is not good practice. It is stated in paragraph 4.5 of the Heritage Impact Statement that the way the existing front addition extends forward of the front elevation of the main part of the house detracts from the attractive appearance of the front elevation of the house. The conservation officer is of the view that the proposed extension which projects 4.6m beyond the rear building line would have a greater adverse visual impact on the rear facade of the building. It is acknowledged that the rear facade has slightly less significance than the front but the scale of the harmful impact of the new extension would be substantially greater.

9.4 Whether the proposal would preserve or enhance the character and appearance of the Lockeridge Conservation Area

As previously reported for planning application ref. 17/02061/FUL.

10. Conclusion

Overall, it is considered that the proposals would cause less than substantial harm to the significance of the listed building. With reference to paragraph 134 of the NPPF, such harm is only acceptable if it is outweighed by public benefits, including securing the building's optimum viable use. The scheme only provides a private benefit to the occupiers of the property and the house is in a viable use. Consequently, there is no justification for allowing a scheme which would cause harm to the significance of the listed building. Recent case law has emphasised that the over-arching 'special regard' required by Section 16 of the Act should be seen as imposing a presumption against the granting of consent.

RECOMMENDATION:

That listed building consent is REFUSED for the following reason:

The demolition of the existing extension would involve some loss of historic fabric which in turn would result in some loss to the value of the listed building. The proposed extension, due to its size, siting, form and materials would have an adverse impact on the architectural value and significance of the listed building. The level of harm would be less than substantial. The subdivision of bedroom 2 would also cause less than substantial harm to the significance of the listed building, due to the impact on the plan form and proportions of the room. As there is no public benefit to outweigh this harm, the proposals would be contrary to Section 12 of the National Planning Policy Framework.

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