

AGENDA

Meeting: Eastern Area Planning Committee
Place: Council Chamber, Wiltshire Council Offices, Browfort, Devizes
Date: Thursday 12 August 2010
Time: 6.00 pm

Please direct any enquiries on this Agenda to Anna Thurman, of Democratic and Members' Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 718379 or email anna.thurman@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 Philip Brown	Cllr Charles Howard
Cllr Jane Burton	Cllr Chris Humphries
Cllr Peggy Dow	Cllr Laura Mayes
Cllr Nick Fogg	Cllr Christopher Williams
Cllr Richard Gamble	

Substitutes:

Cllr Nigel Carter	Cllr Jemima Milton
Cllr Peter Colmer	Cllr Francis Morland
Cllr Lionel Grundy OBE	Cllr Christopher Newbury
Cllr George Jeans	Cllr Jeffrey Ody
Cllr Jerry Kunkler	

AGENDA

Part I

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

1. **Apologies for Absence**

2. **Minutes of the Previous Meeting** *(Pages 1 - 10)*

To approve and sign as a correct record the minutes of the meeting held on (copy herewith).

3. **Declarations of Interest**

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

4. **Chairman's Announcements**

5. **Public Participation**

Members of the public who wish to speak either in favour or against an application on this agenda are asked to register in person no later than 5:50pm on the day of the meeting.

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

6. **Planning Applications** *(Pages 11 - 12)*

To consider and determine planning applications in the attached schedule.

6.a **Full Planning application for: Replacement of attached barn with new barn (to remain as ancillary to the main pub) At: Barg Inn, Honey Street, ALTON SN9 5PS** *(Pages 13 - 22)*

6.b **Full planning application for: Erection of 6.6 metre freestanding**

**tower supporting wind turbine At: Harding Severalls, Newtown,
SHALBOURNE SN8 3PR (Pages 23 - 30)**

7. **Urgent items**

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

Part II

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

This page is intentionally left blank

EASTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE EASTERN AREA PLANNING COMMITTEE MEETING HELD ON 22 JULY 2010 AT COUNCIL CHAMBER, WILTSHIRE COUNCIL OFFICES, BROWFORT, DEVIZES.

Present:

Cllr Jane Burton, Cllr Peggy Dow, Cllr Richard Gamble, Cllr Lionel Grundy OBE (Reserve), Cllr Charles Howard, Cllr Chris Humphries, Cllr Laura Mayes, Cllr Christopher Newbury (Reserve) and Cllr Christopher Williams

Also Present:

Cllr Jerry Kunkler and Cllr Jonathon Seed

69. **Apologies for Absence**

Apologies were received from Cllr Philip Brown who was substituted by Cllr Lionel Grundy, and from Cllr Nick Fogg who was substituted by Cllr Christopher Newbury.

70. **Minutes of the Previous Meeting**

Resolved:

To confirm and sign the minutes of the meeting held on 1 July 2010 as a correct record.

71. **Declarations of Interest**

There were no declarations of interest.

72. **Chairman's Announcements**

There were no Chairman's announcements.

73. **Public Participation**

Members of the public addressed the Committee as set out in Minute No 74 below.

74. Planning Applications

74.1. E/10/0516/FUL - Full planning application for: Creation of family golf centre At: Land at Berhills Lane, Sells Green, SEEND, SN12 6RR

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application.

Members of the Committee then asked technical questions after which the Committee received statements from the following members of the public expressing their views regarding this planning application.

The following people spoke against the proposal

Mr Peter Newsom, a local resident

Mr Donal Ryan, a local resident

Mrs J Giles, a local resident

Cllr Mrs Carr, representing Seend Parish Council

The following person spoke in favour of the proposal

Mr John Easdon, Cole Easdon Consultants, the agent

On hearing the views of Cllr Jonathon Seed, as local Member, and after discussion,

Resolved:

To refuse planning permission for the following reasons:-

Traffic generated from this proposal would use a road (C242) which, by virtue of its inadequate width and alignment, is considered unsuitable to accommodate the increase in traffic resulting from this development. The proposal is therefore contrary to Policy PD1(B4) of the Kennet Local Plan 2011.

The site is located in the open countryside, not in or adjacent to a village. The Council considers that locating a golf centre here would conflict with national guidance in PPG 17 as it does not consider that there is any special justification for a facility of this nature to be located here. Furthermore, the Council is not satisfied that the facility will be of benefit to either the rural economy in the locality, or to the social well-being of the rural community in the locality. Accordingly, the proposal conflicts with policy NR6 of the Kennet Local Plan.

The proposed development would have an unacceptable impact on the amenity of residents of nearby properties, by reason of increased disturbance created by the construction and use of the facility. This would conflict with policy PD1 of the Kennet Local Plan.

74.2. E/10/0725/FUL Erection of single dwelling: and two storey extension to existing house at Longdon, Bath Road, MARLBOROUGH, SN8 1NN

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application.

Members of the Committee then asked technical questions after which the Committee received a statement from Mr James Wood, Senior Surveyor, in support of the application.

After discussion,

Resolved:

To grant planning permission subject to the conditions set out below, for the following reasons:-

The Council is required to give a summary of the reasons for this decision and its conditions, and a summary of the development plan policies and proposals relevant to the decision and its conditions. These are set out below:

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals in the Kennet Local Plan 2011 namely: policies PD1 & HC5 of the Kennet Local Plan 2011, and Central Government planning policy set out in PPS1, PPS3, PPS5 and PPS7.

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 Works relating to the construction of the new house and related terraces/retaining walls hereby approved shall not commence until 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:

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

- 3** The materials to be used in the construction of the external surfaces of the extension to Longdon hereby permitted shall match in material, colour and texture those used in the existing building.

REASON:

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

- 4** The access, driveways and parking areas shall have a final surface of bound gravel (porous as necessary within root protection areas) unless otherwise agreed in writing by the local planning authority. The final surface shall be applied in its entirety prior to occupation of the new house hereby approved.

REASON:

To accord with the terms of the application and to ensure an appropriate surfacing treatment in the interests of visual amenity.

- 5** Notwithstanding the details set out in the application particulars, details (including samples and large scale drawings as necessary) of all new boundary structures within the site shall be submitted to the local planning authority for approval in writing before any development commences. The boundary structures shall be erected and maintained in accordance with the approved details.

REASON:

To ensure satisfactory boundary structures in the interests of visual amenity.

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

- (a) indications of all existing trees and hedgerows on the land;
- (b) details of any to be retained, together with measures for their protection in the course of development;
- (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in

relation to the proposed buildings, roads, and other works.

REASON:

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 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.

- 8 Prior to commencement of development a statement setting out the method by which works will be carried out within, and the design of any constructions within, the root protection areas of trees T1, T2, T18, T19, T24 and T26 shall be submitted to the local planning authority for approval in writing. Works shall then be carried out in accordance with the approved statement.

REASON:

To accord with the terms of the application and to ensure the long term health of these important amenity trees.

- 9 The new dwelling hereby permitted shall not 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.

- 10** Prior to the first use of the access provision shall be made for the disposal of surface water in accordance with details that have been submitted to and approved in writing by the local planning authority. The method of surface water disposal shall be implemented in accordance with the approved details.

REASON:

To ensure that surface water is not discharged onto the highway, in the interests of highway safety.

- 11** This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Drawing no. C8460.09.P002 rev A dated 08/05/09;
Drawing no. C8460/09/01 dated 04/06/09;
Drawing nos. C8460/10/050 rev B, C8460/10/051 rev B,
C8460.10.100 rev B & C8460.10.010 rev A dated April 2010 and received on 19th July 2010;
"Arboricultural Implications Assessment" by DPDS Regional Ltd dated June 2010

74.3. E/10/0731/OUT Outline planning application for: 1 dwelling At: Three Horse Shoes, MILTON LILBOURNE, SN9 5NB

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application.

Members of the Committee then asked technical questions after which The Committee received statements from the following members of the public expressing their views regarding this planning application.

The following person spoke in favour of the proposal

Mr R Wright, the applicant
Mr Collings, a local resident

On hearing the views of Cllr Jerry Kunkler, the local Member, and after discussion,

Resolved:

To grant planning permission, subject to the conditions set out below, for the following reason:-

The proposed development would enhance the appearance of this previously developed site in the area of outstanding natural beauty, and given the fact that the site is within an existing group of dwellings, and adjacent to a development of houses allowed on appeal, the Council considers that these other material considerations outweigh the planning policy objections raised to the development.

Conditions

- 1 Approval of the details of the layout, scale and appearance of the building, the access thereto and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.**

REASON:

This is an outline application, submitted in accordance with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

- 2 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.**

REASON:

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

REASON:

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

74.4. E/10/0264/FUL Full planning application for: Siting of a metal sea container and portable office building. Stationing and internal/external washing of milk tankers and milk transshipment. At: SCC Transport Folly Road ROUNDWAY Devizes Wilts SN10 2HT

The Committee received a presentation by the Area Development Manager which set out the main issues in respect of the application.

Members of the Committee then asked technical questions after which the Committee received statements from the following members of the public expressing their views regarding this planning application.

The following person spoke against the proposal

Mr Matthew Smith, a local resident

The following person spoke in favour of the proposal

Mr Keith Spencer, Lloyd Fraser Group, the applicant

On hearing the views of Cllr Laura Mayes, as local Member, and after discussion,

Resolved:

To approve planning application, subject to the conditions set out below, for the following reason:-

The development is located on an established employment site designated as a strategic employment site in policy ED7 of the Kennet Local Plan. With the condition attached to the permission, the Council is satisfied that the development will not have any significant adverse impacts on the amenities of nearby residents and that it will be in accordance with policies ED7 and PD1 of the Kennet Local Plan, as well as with national guidance set out in PPG24.

Conditions

- 1 The pumping operation involved in the transshipment of milk shall only take place between the hours of 0800 and 2200. The pumping operation shall not take place at any other time.**

REASON:

To protect the amenities of the occupants of nearby residential properties.

- 2 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this**

Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Application form, design and access statement, 1:1250 location plan, 1:500 block plan, 1:500 drainage plan and elevation drawings, received on 8 March 2010.

75. **Urgent items**

There were no urgent items.

(Duration of meeting: 6.00 - 8.10 pm)

The Officer who has produced these minutes is Roger Bishton, of Democratic Services, direct line (01225) 718379035, e-mail roger.bishton@wiltshire.gov.uk

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

This page is intentionally left blank

Wiltshire Council

Eastern Area Planning Committee

August 12th 2010

List of Applications for Consideration

1. E/10/0767/FUL

Full planning application for: Replacement of attached barn with new barn (to remain as ancillary to the main pub)

At: Barge Inn, Honeystreet, ALTON SN9 5PS

RECOMMENDATION: Grant planning permission

2. E/10/0396/FUL

Full planning application for: Erection of 6.6 metre freestanding tower supporting wind turbine

At: Harding Severalls, Newtown, SHALBOURNE SN8 3PR

RECOMMENDATION: Grant planning permission

This page is intentionally left blank

REPORT TO THE EASTERN AREA PLANNING COMMITTEE

Date of Meeting	12 August 2010
Application Number	E/10/0767/FUL
Site Address	Barge Inn, Honeystreet, Pewsey SN9 5PS
Proposal	Replacement of attached barn with new barn (to remain as ancillary to the main pub)
Applicant	Mr I McIvor
Town/Parish Council	Alton Barnes
Grid Ref	410063 161620
Type of application	Full Planning
Case Officer	Peter Horton

Reason for the application being considered by Committee

This application has been called to committee at the request of the ward member, Cllr Hall.

1. Purpose of Report

To consider the recommendation that the application be approved subject to the conditions set out.

2. Report Summary

The main planning issues to consider are:

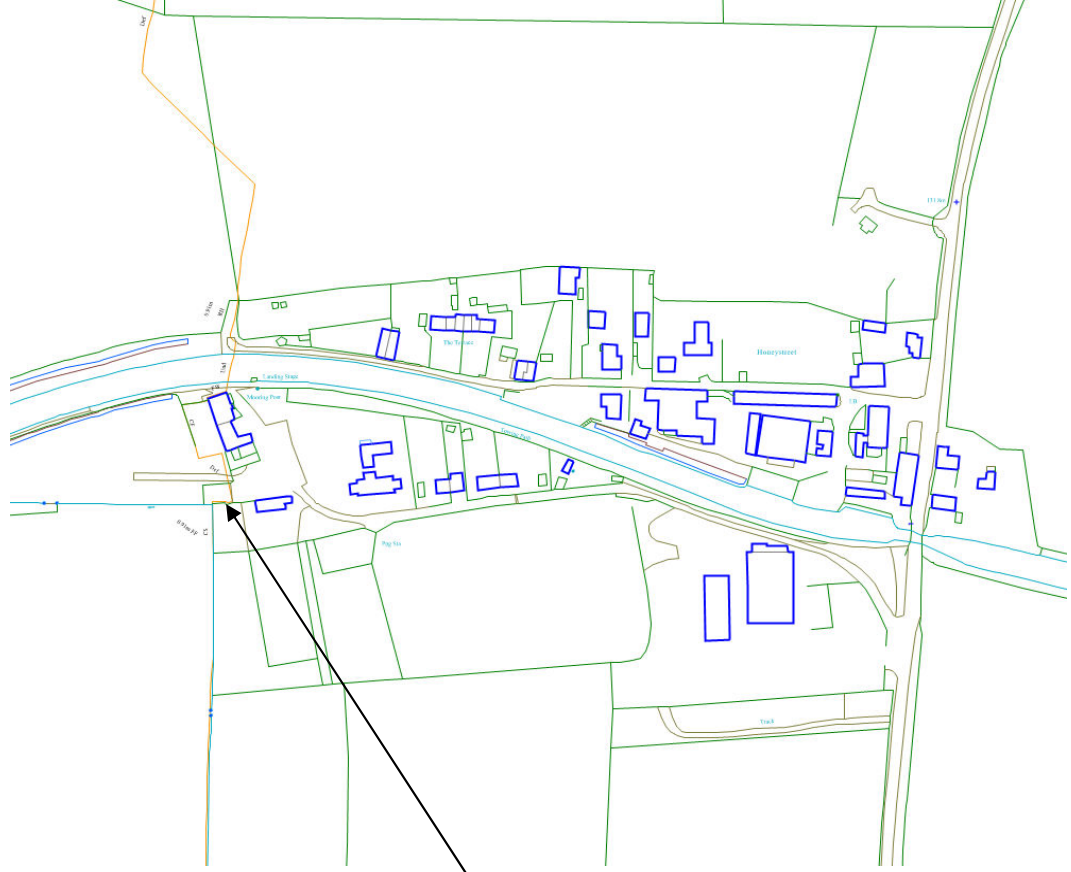
- the principle of the demolition of the existing barn;
- the design of the proposed new barn and its impact on the setting of the listed pub;
- traffic issues.

The Parish council notes that the replacement will be a visual improvement, but expresses some concerns. One letter of support and two of objection have been received from local residents.

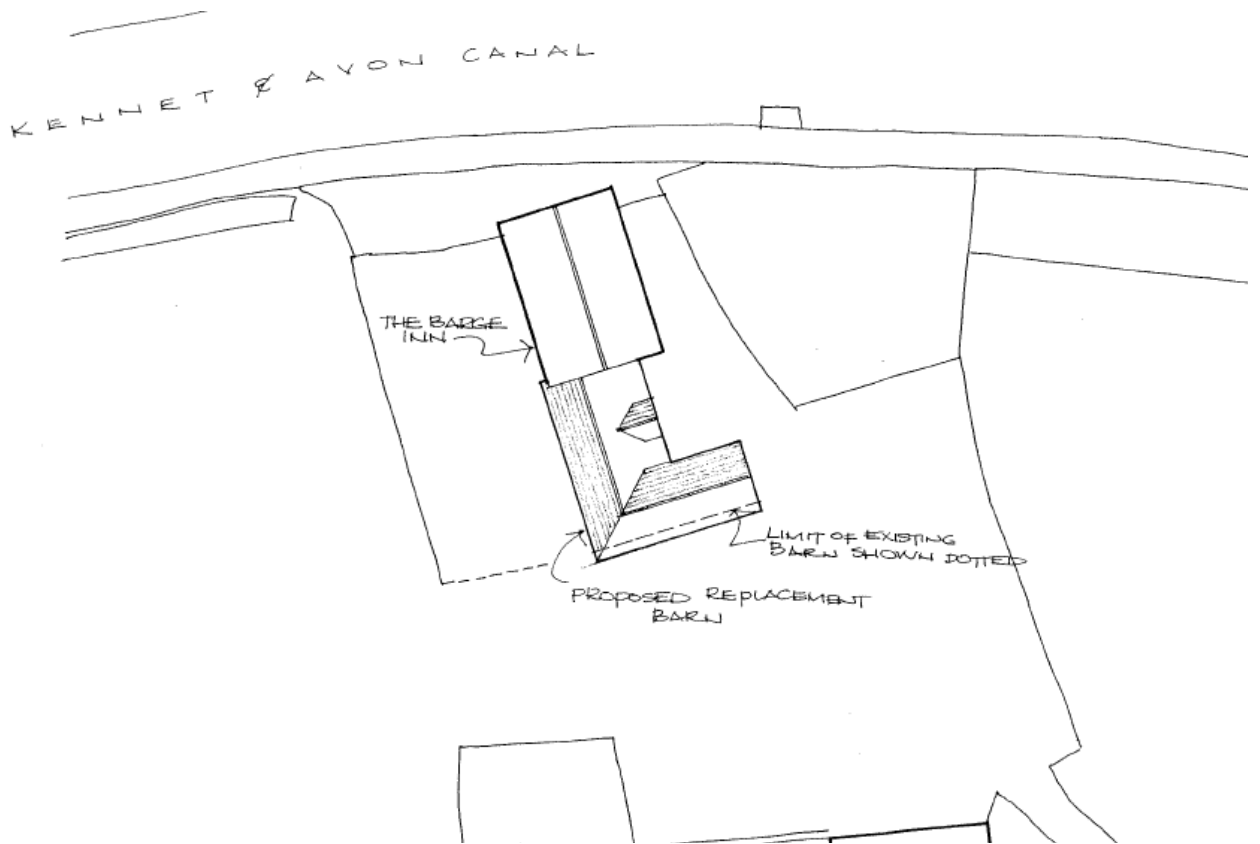
3. Site Description

The Barge Inn is a grade II listed pub situated on the south side of the Kennet & Avon canal at the western extremity of Honeystreet. It is located at the end of a private access track serving Honeystreet sawmill and 5 residential properties.

The main pub building is built of stone. A timber barn in very poor condition is attached to its southern side. This has been surrounded by scaffolding and safety fencing and has been unsafe for several years.



Barge Inn



Site of Proposed Replacement Structure

4. Planning History

K/34879 - Approve with Conditions 06/11/1997

Repair/reconstruct ancillary building of Public House, to provide a function room, 4 letting rooms and toilet facilities.

K/35100 - Approve with Conditions 15/01/1998

Touring caravan park and tenting facilities with associated site works.

K/44775 - Approve with Conditions 12/02/2003

The variation of condition 1 of planning consent K/35100 to allow an extension of time by which the development shall be begun by one year.

K/50653/LBC - Approve with Conditions 06/10/2004

Re-location of bar servery and ladies toilets.

K/30953 - Approve with Conditions 23/05/1995

Proposed touring caravan park with associated facilities.

K/34944/L - Approve with Conditions 24/11/1997

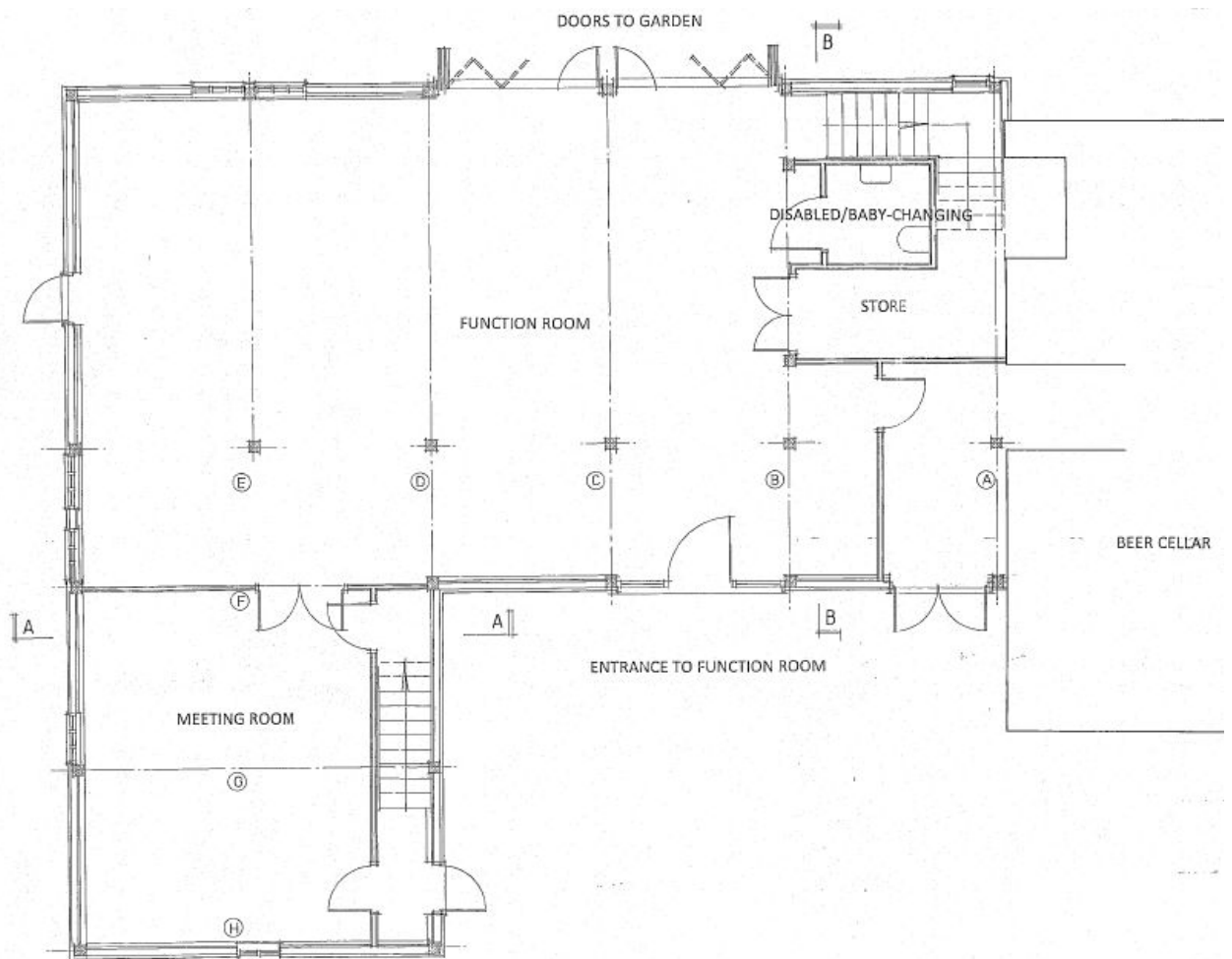
Alterations to ancillary building of Public House, to provide a function room, 4 letting rooms and toilet facilities.

5. The Proposal

The proposal is to demolish the timber barn and to replace it with a new barn of approximately similar proportions, but with a slightly larger footprint and slightly higher ridge. The new barn would be used to provide ancillary accommodation for the pub. There would be a function room & meeting room on the ground floor, with new toilets. On the first floor there would be two new bedrooms.



PROPOSED EAST ELEVATION 1:100



Proposed Ground Floor Plans

6. Planning Policy

PPS4 sets out central government planning policy on economic development and tourism in rural areas.

PPS5 sets out central government planning policy on the historic environment.

The site lies in the area of outstanding natural beauty.

PPS7 sets out central government planning policy on countryside issues.

PPS9 sets out central government policy on nature conservation issues.

Kennet Local Plan policy PD1 sets out general development principles, covering issues such as design and highway matters, whilst policy NR7 covers protection of the landscape.

7. Consultations

Alton Barnes Parish Council: - The proposed replacement barn will be a visual improvement. However they have the following main concerns: (a) the narrow lane and limited parking is already causing problems to local residents when the pub hold special events, and these problems would be magnified by increased use of the pub resulting from the proposed new facilities; (b) the building would be around 20% bigger than the existing, and would lead to an intensity in the use of the pub; (c) improved access and more parking should be provided before any additional accommodation for events is provided; (d) the small windows in the roof would look incongruous;

CPRE: Supports measures to keep the pub and has no objection to the proposed replacement barn. However concerned that the proposal will lead to increased traffic / parking requirements when there are already problems when the pub holds special events.

English Heritage: Do not wish to offer any comments.

Ancient Monuments Society: Acknowledge that the present building is beyond repair and do not object to its demolition. There should be a condition requiring the recording of the building.

Wiltshire Archaeological and Natural History Society (WANHS):

The proposed replacement barn is a pragmatic solution to a building beyond repair. Timbers/slates should be re-used in the replacement building where possible. It should be conditioned that the replacement be erected within a certain time of the demolition.

Wiltshire Council Conservation Officer: No objection subject to conditions. The existing barn is in extremely poor repair and the applicant's case for its replacement is justified. The new structure would not harm the setting of the listed pub.

Wiltshire Council Highway Officer: No objection. Adequate parking is available on site and there will not be an increase in traffic generation sufficient to cause problems on either the access or its junction with the highway.

Wiltshire Council Ecology Officer: Barn swallows nest in the building. The demolition of the existing building will result in the loss of nesting opportunities. However the proposed building has an unused void which could provide nesting opportunities in the long term. This should be secured via condition.

8. Publicity

One letter of support has been received from a local resident keen to see the canal-side prosper. The current building is decaying and unusable. The design of the

replacement is sound.

Two letters of objection have been received from local residents, principally expressing concerns at highway aspects of the proposals. Their main concerns can be summarised as follows:

- The single track access road struggles to cope with the volume of traffic attracted to the pub (customers and service vehicles). These problems will be exacerbated if the application is approved.
- The problems are particularly bad when the pub holds music events. The pub car park is too small to cope with the numbers attracted, and vehicles park in passing places, gateways and in the sawmill yard. This is both inconvenient to local residents and would prevent emergency vehicles accessing the lane.
- Much of the car park is taken up with vehicles from people who live in barges.
- At least an extra 50 parking spaces are required.
- Noise, pollution and dust arising from the increased vehicular generation will harm the amenities of local residents.
- The old barn has not been used for 50 years; noise from the increased activities in the new barn will harm local amenity;
- No attempt is being made to preserve/re-build the existing barn;
- The new barn is much bigger than the existing and will be more intensively used;
- The pub has no benefit to the local economy as staff are from outside the area.

9. Supporting Information from the applicant

It was announced in May 2010 that The Barge Inn Community Project had been awarded a grant of £273,000 to operate the pub and campsite as a social and community enterprise. They have exchanged contracts with the current tenant and they are planning to take over at the end of August 2010.

The rebuilt barn is an integral part of the overall plan for the local community to secure the future of the pub. It would be used to generate additional revenue in the low season when the pub's income drops off dramatically through the likes of activity courses, craft workshops and art and literary events. These are not mass attendance functions and will not cause any parking problems.

The pub is only licenses for 3 outdoor music events per year. The last one was exceptionally well attended and parking was an issue. However the new tenants will manage the parking better, with tighter controls on non customers leaving cars on the site. There are also plans to extend the parking area.

The re-built barn will not result in any more commercial deliveries to the site. Deliveries tend to be on set days and the numbers of deliveries per week is the same regardless of how busy the pub is, the vehicles simply carry more goods.

10. Planning Considerations

Permission was granted in 1997 for conversion of the building to provide ancillary residential accommodation. However even at that time concerns were raised as to the capacity of the structure for conversion and upgrading to meet Building and Fire Regulations. Since then the condition of the building has deteriorated substantially and any attempts to convert the building would inevitably result in its complete reconstruction. The building is not of itself of any outstanding merit and there is no objection in principle to its replacement.

The proposed replacement building is a timber framed, boarded building along similar lines to that which it replaces – although on a slightly larger footprint and with a slightly higher ridge height. The impact on the setting of the listed pub would be similar to the existing situation, though the removal of the scaffolding and safety fencing necessitated by the condition of the current building would be of considerable visual benefit. Overall, the setting of the listed building would be enhanced.

Pubs are finding it particularly hard to stay afloat in the current economic climate and 2,365 closed in 2009. The Barge Inn has suffered declining turnover, finding it particularly hard in the long low season. However the proposed development (together with the impetus to be provided by the new tenancy and the grant funding) will help the pub to diversify and to secure a stronger economic future. The proposal could therefore be of benefit to the local community and to the local rural economy. It could also help assist in keeping the listed building in a viable use.

In relation to the highway issues, the highway officer raises no objection to the proposal, considering there to be sufficient existing parking (there are over 20 spaces) and that any increase in traffic will not be detrimental to highway safety on either the access lane or at its junction with the highway. The junction and access road were improved some years ago, with passing bays added, to improve the situation and to facilitate the touring caravan site at the rear of the pub.

There would seem to be a lack of parking to accommodate traffic generated by the 3 or so music festivals which the pub lays on every year. This is a management issue that will have to be addressed by the new tenants. However it is considered that the existing car park is adequate to accommodate every day use of the pub with this new facility and the fact that problems have been known to occur on 3 or so days per year in association with special events is not a valid planning reason to refuse the application.

The applicant has indicated that there are plans to enlarge the car park to provide around an additional 12 spaces. This would require the submission of a separate planning application, but indicates that the new tenants aspire to enhance parking provision at the pub.

11. Conclusion

The existing barn is beyond repair and no objection is raised to its demolition. The design of the proposed replacement barn is considered acceptable and will provide a facility which will help secure the economic future of the pub. Problems associated with the parking shortfall experienced during the 3 music events laid on by the pub each year do not constitute a valid planning reason to refuse the proposed development, for which existing parking facilities are considered to be adequate.

RECOMMENDATION

Approve with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years of 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 replacement barn hereby permitted shall not be used at any time other than for purposes ancillary to the use of the Barge Inn as a public house.
- REASON:
To define the extent of the permission.
- 3 Prior to occupation of the replacement barn hereby permitted, the first floor void (as indicated on Drawing 9055.02) shall be made accessible for use by barn swallows and shall incorporate suitable beams / platforms / cups for swallow nesting.
- REASON:
To maintain local biodiversity as barn swallows nest in the existing barn.
- 4 **INFORMATIVE TO THE APPLICANT:**
All site staff should be informed of the possible presence of bats at the site and remain vigilant while stripping any materials. Should bats be discovered, staff should stop work immediately and contact the Bat Helpline for advice (0845 1300 228).
- 5 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plans Ref. Existing Elevations 1:100, Ground Floor survey plan 1:50, First Floor survey plan 1:50, 9055.01, 9055.02 and 9055.03 all received 28 May 2010

Reasons for granting planning permission;

The proposed development will have no adverse impact on the setting of the main listed building of the Barge Inn and will help to facilitate a continuing viable future for the building as a public house and community asset. The design is in keeping with the building and the local planning authority is satisfied that the access and parking arrangements are adequate to cater for it. Accordingly, the Council considers that the proposal is in accordance with policies PD1 and NR7 of the Kennet Local Plan and with national planning guidance.

Appendices:

None

Background Documents Used in the Preparation of this Report:

Planning application file and associated history files

E110107671FUL

Barge Inn, Honey Street,
Pewsey, SN9 5PS

Date of Printing: 02/08/2010

Scale: 1:1000

Crown copyright. All rights reserved. 100049050, 2010



This page is intentionally left blank

REPORT TO THE EASTERN AREA PLANNING COMMITTEE

Report No. 2

Date of Meeting	12 August 2010
Application Number	E/10/0396/FUL
Site Address	Harding Severalls, Newtown, Shalbourne, Marlborough, SN8 3PR
Proposal	Erect a 6.6m freestanding tower supporting wind turbine.
Applicant	Mr Adrian Wiltshire
Town/Parish Council	SHALBOURNE
Grid Ref	430360 162643
Type of application	Full Planning
Case Officer	Andrew Guest

Reason for the application being considered by Committee

The application is before committee at the request of the divisional member Cllr Wheeler.

1. Purpose of Report

To consider the recommendation that the application be approved.

2. Report Summary

The main issues in this case are the impact of the proposed development on:

- The surrounding Area of Outstanding Natural Beauty (AONB);
- Residential amenity.

The application has generated an objection from Shalbourne Parish Council and one objection from a third party.

3. Site Description

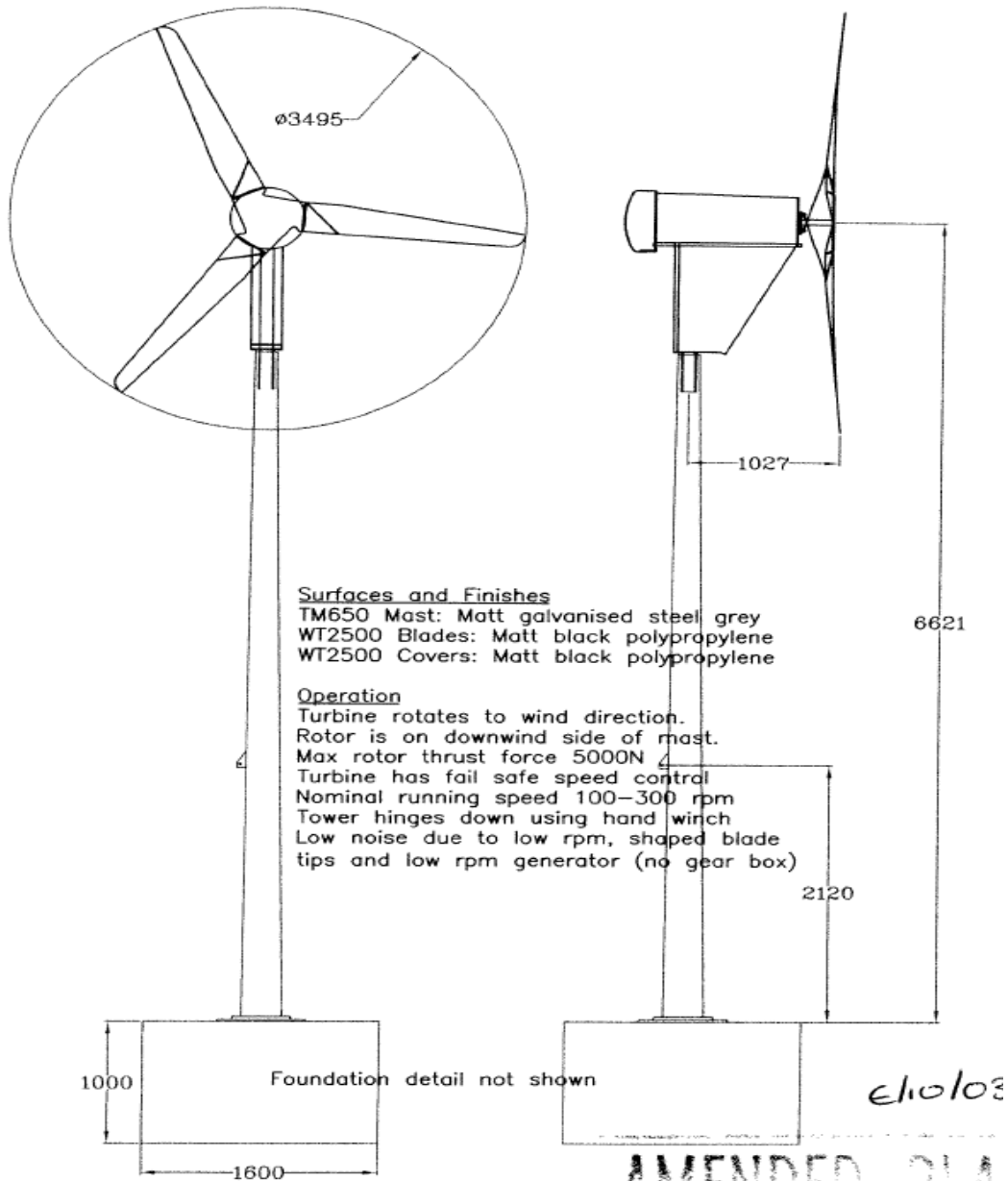
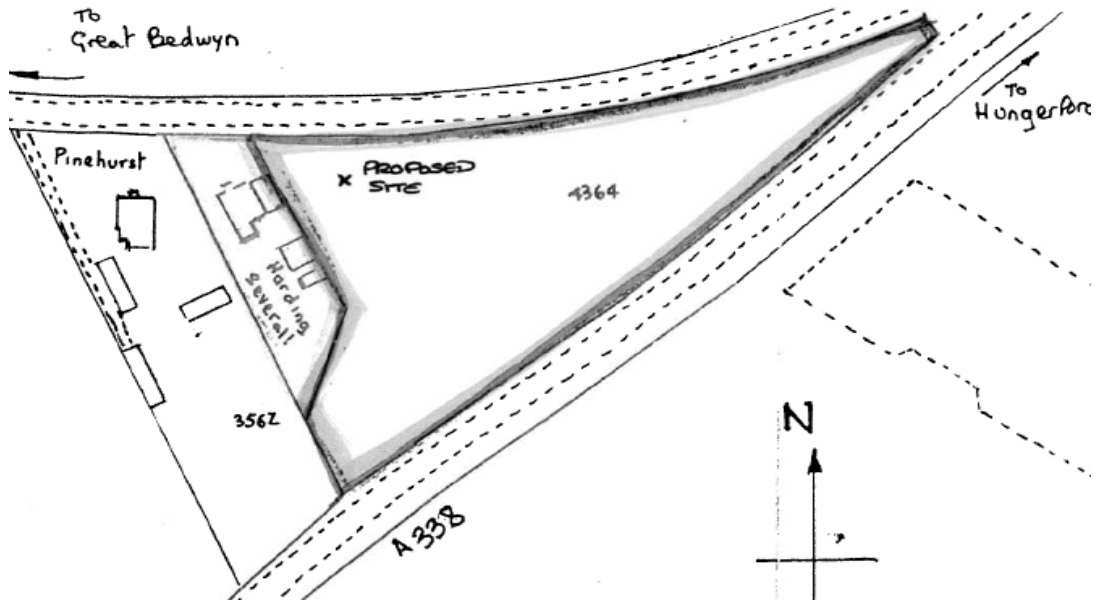
The site relates to a paddock which lies adjacent to Harding Severalls, a residential property located approximately 1km to the west of the village of Shalbourne. With the exception of the adjacent residential property (Pinehurst) the site is fairly isolated, bound to the south by the A338 and falling within the North Wessex Downs AONB boundary.

4. Planning History

No relevant planning history.

5. The Proposal

Application relates to a freestanding wind turbine proposed to be sited on paddock land adjacent to the applicant's property. The turbine would be 6.6m high to hub; with a rotor diameter of 3.5m (maximum overall height including blades therefore 8.35m). The material construction of the turbine would be galvanised steel in grey, with black turbine blades. The purpose of the wind turbine is for domestic use; however the applicant has indicated that the tower would be connected to the Local Distribution Network to allow surplus electricity to be returned to the local grid.



AMENDED PLAN

Proposed Wind Turbine & Location Plan (not to scale)

6. Planning Policy

The relevant policies are as follows:

Kennet Local Plan 2011 – PD1, NR7, NR19

Wiltshire and Swindon Structure Plan 2016- RE1, RE2, C9

Government Policy - PPS7 (Sustainable Development in Rural Areas) and PPS22 (Renewable Energy)

7. Consultations

Shalbourne Parish Council – Strongly objects to the proposal considering that it is an unattractive intrusion into an AONB. Comment that structure would be close to and visible over wide area including from Shalbourne Conservation Area. Concerned would set unfortunate precedent and landscape could become scattered with numerous such installations. Parish Council respect applicants wish to conserve energy resources, but comment that as application particulars indicate that turbine will at best only be capable of supplying energy for domestic needs of the applicant, the damage to the environment from this unsightly structure outweighs any saving that might be obtained from its installation.

Wiltshire Council Environmental Health Officer - In response to additional information can confirm that the Environmental Protection Team has no adverse comments. This decision was based on the information submitted in the noise assessment report, which states that at 30m (distance from proposed turbine to neighbour's boundary) that the noise will be 45db in high winds of 20m/s and 25db during low wind of 5m/s. 25db is a very low noise level that would not be noticeable amongst background noise in the area. During high wind the background noise would be expected to be louder, therefore the increased noise from the turbine would not be likely to cause nuisance. With regard to the tonality of the turbine, the manufacturer provided the following information, stating the turbine model is non tonal:

'We have three wind turbines – P7, P11 and P35-2. The P11 and P35-2 have been independently tested for tonal noise and both have been found to be non-tonal. As the architecture of all three wind turbine models is the same Proven is confident that the P7 is also non-tonal.' Paul Parker, Proven Energy

Wiltshire Council Landscape Consultant - visited the site at the pre-application stage and discussed the proposals with the applicant in the light of the concerns that were raised over the siting and dimensions of the originally proposed turbine.

The new location, reduced height of the tower and smaller rotor diameter (compared to that proposed in a pre-application discussion) have significantly reduced the potential impacts of the turbine on the AONB landscape. Despite the elevated nature of the site, the new location is relatively close to the dwelling and the tall roadside hedge. There will be glimpsed views of the hub and rotor, which will be exacerbated by the movement of the rotor, but these views will not be significant, which is helped considerably by the reduction in tower height.

Therefore, I feel that the proposals are acceptable and will not significantly detrimentally impact on the character and visual qualities of the AONB. The proposed coloration will be acceptable for the small-scale of the structure.

8. Publicity

The application has been publicised by site notice and neighbour notification.

A representation has been received from the owner/occupiers of Pinehurst (property adjacent to site), commenting that the area is peaceful and quiet and expressing concerns regarding the noise that maybe given off by the turbine, considering it will be continuous and intrusive, spoiling the pleasure they have in own home.

The applicant has responded to this representation inviting the neighbour to visit other sites with similar turbines so they can experience noise first hand. Also comments that he does not consider that the turbine would be particularly visible or intrusive when viewed from public rights

of way or roads within Shalbourne Conservation Area. He states that he has planted thirteen new trees and restored the boundary hedge in the direct line between Shalbourne and the proposed turbine which over time, will further lessen any visual impact. Regarding precedent believes that as with all developments, any future wind turbines would be subject to their own individual planning applications and appropriate scrutiny. Would welcome proposal from Parish Council to implement community wide renewable energy scheme to benefit whole village. Strongly believes in sanctity of AONB but considers we must take proactive steps to protect it and the wider environment.

9. Planning Considerations

The key issue when assessing this application is balancing the importance of renewable technologies and the need to reduce carbon emissions against the impact of the proposal on visual and residential amenity. The application particulars indicate that the turbine would typically generate sufficient energy to power a standard three bedroom home (excluding heating) and would be connected to the Local Distribution Network to allow surplus electricity to be returned to the local grid.

Impact on Visual Amenity.

The site of the proposed development falls within the area of outstanding natural beauty (AONB). The prime reason for AONB designation is conservation of the natural beauty of the landscape. Government guidance contained in PPS22 (Renewable Energy) encourages the development of renewable energy generation and targets 10% of electricity requirements to be met by renewables by 2010 with the contribution of small-scale projects being recognised. It is however necessary to balance the benefits of renewable against the environmental impacts such development may have and the requirement to conserve and enhance the environment. The Council is therefore generally supportive of proposals where they are appropriate to the character of the landscape in which they are to be located, inline with guidance in PPS22, Kennet Local Plan policies PD1, NR7 and NR19 & Structure Plan Policies RE1, RE2 and C9. A similar structure was granted planning permission to the south of the Devizes - Andover road (A 342) adjacent to 10 Andover Road, Chirton, a year ago and has been constructed. The turbine there is 7.5 metres in height, slightly higher than this one, with rotor blades of the same 3.5 metre dimension. However, this site is admittedly on lower lying ground and just outside of the AONB.

The proposed development is on elevated land, just below the crest of a ridge to the north of Shalbourne. In this position, the turbine will be visible, particularly from nearby roads. However, it is domestic in scale, with the tower comparable in height and width to a telegraph pole. Its appearance and siting (in close proximity to existing built development and roadside hedge) will help mitigate its visual impact and as a result Officer's share the view of the Council's Landscape Consultant, considering that the turbine should not detract significantly from the surrounding environment. Whilst it will be visible in more distant views, its limited scale means that its impact will be muted.

Impact on residential amenity (in particular visual and noise related impacts)

Although the paddock is quite isolated, one neighbouring residential property (Pinehurst) lies approximately 30 metres to the west of the site, albeit separated from the development by the applicant's property.

The applicant has submitted information regarding the predicted noise levels and tone and as a result of this data, the Council's Environmental Health Officer's are satisfied that the turbine will not cause a noise nuisance. This is because at a 30 metre distance, in low wind the noise from the turbine would not be noticeable above background noise in the area and when wind speeds are higher, the higher background noise that would be expected would prevent the turbine causing a noise nuisance. Given its domestic scale and siting, the development will not be readily visible when viewed from the adjacent residential property (Pinehurst).

10 Conclusion

The technical evidence demonstrates that there should not be any unacceptable impact on the residential amenity of the neighbour's property. This leaves the main issue as the impact on the

appearance of the landscape, balanced against the Government's encouragement of renewable technologies. Taking account of the limited size of this structure, it is considered that on this occasion, the balance lies in favour of approving the proposal.

RECOMMENDATION

Approve with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years of 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 external finish of the wind turbine shall be as specified on the approved drawings (namely matt grey for tower/hub with black rotor blades) and shall be maintained as such thereafter unless otherwise agreed in writing with the local planning authority.

REASON:

In the interests of the visual amenity of the surrounding area.

- 3 If the turbine ceases to be used for the purposes of generating renewable energy, the steel turbine structure and associated turbine and blades shall be removed within six months of the use ceasing.

REASON:

To protect the character and appearance of the area, as the visual impact is only justified by the benefits of the renewable energy being produced.

- 4 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref: 2500 PL 001 rev5 dated 17/09/03, Location of Tower (scale 1:200) Location Plan (scale 1:1250) received on the 26/03/10, Supporting Statement and Proven Noise Emission Report received 26/03/10 and additional noise information contained in email from Adrian Wiltshire dated 15/06/10.

Reason for granting planning permission -

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to the following policies and proposals, namely policies PD1, NR7 and NR19 of the Kennet Local Plan 2011, policies RE1, RE2 and C9 of the Wiltshire and Swindon Structure Plan 2016 and Government Policies PPS7: Sustainable Development in Rural Areas and PPS22: Renewable Energy.

Appendices:

None

Background Documents Used in the Preparation of this Report:

Planning application file and associated history files

This page is intentionally left blank

E/10/0396/ful

Harding Severalls,
Newtown, Shalbourne

Date of Printing: 02/08/2010

Scale: 1:1000

Map reference: [Invalid Print Macro(map)]

Crown copyright. All rights reserved. 100049050, 2010

To Hungerford



A338

To Burbage.

This page is intentionally left blank