

Date of Meeting	25 th April 2019
Application Number	18/11901/FUL
Site Address	39 Farm Lane, Great Bedwyn, Wilts, SN8 3LU
Proposal	Proposed change of use of existing building to create new residential dwelling, including the demolition and rebuild of part of the structure (the attached outbuildings) and external alterations.
Applicant	IH & JA McIvor
Town/Parish Council	GREAT BEDWYN
Electoral Division	Cllr Stuart Wheeler
Grid Ref	427864 164583
Type of application	Full Planning
Case Officer	Jonathan James

Reason for the application being considered by Committee

The application has been called to Committee at the request of divisional member Cllr Stuart Wheeler. It is considered that the key issues for justifying the consideration of the case by Committee are the fact that the site is a heritage asset within a Conservation Area, the potential for impact on highway safety and car parking provision and the former use of the site.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

2. Report Summary

Concerns have been raised at the principle of development; the potential for impact on highway safety through the provision of insufficient parking and access in association with the proposed scheme; the loss of the facilities associated with the former Inn; and the impact on the character of the area. The main issues are therefore considered to be the impact on highway safety, car parking, heritage and the environment.

3. Site Description

The site lies within the Limits of Development (LoD) of the village of Great Bedwyn, which is defined as a large village. The site is also located within the Great Bedwyn Conservation Area and adjacent to No. 15 High Street to the west, which is a Grade II Listed Building. To

the north east is No. 38 Farm Lane and to the south west is No. 14 High Street, which was formerly the Cross Keys Inn and to which this site formed a part of. Bounding the southeast boundary is Farm Lane and on the opposite side of Farm Lane are a row of existing dwellings. The buildings that form this application including the boundary wall along its roadside are identified within the Conservation Area statement as being significant unlisted buildings.

The existing buildings are single-storey and constructed of brick with a clay tiled roof. They were outbuildings that formed part of the original public house (Cross Keys, 16 High Street), which were the subject of a formal change of use to A2 (Art Consultancy) in January 2017, which also enables it to be used as A1 (retail uses) under permitted development rights. The site also lies within the North Wessex Downs Area of Outstanding Natural Beauty; however as the site remains within the built environment of the village, the landscape setting of the AONB will not be affected by the proposal.

Access is as existing onto the adjacent Farm Lane and would remain unchanged through the proposed development.



Site Location Plan

4. Planning History

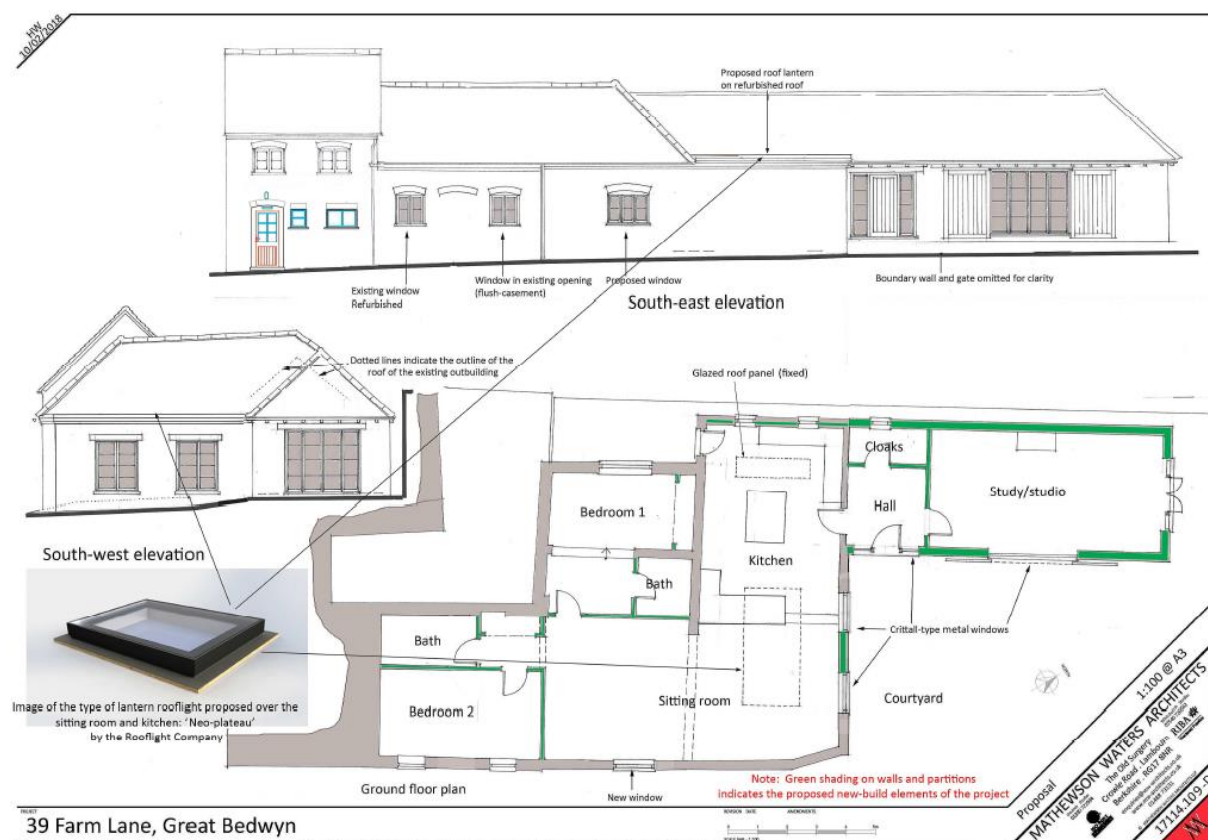
K/76/0252	Demolish outbuildings and create new car park	Refused
K/77/0247	Vehicular access to rear of premises	Approved
K/78/0516	Extension of skittle alley	Approved
K/85/0852	Erection of one dwelling	Refused
18/00496/PNCOU	CoU A2 to A3 (café)	Withdrawn
18/06503/FUL	The introduction of a pedestrian gateway in the side wall of no.16 High Street.	Approved

On the 30th March 2017 confirmation was provided to the applicant of the current application (18/11901/FUL) that the Cross Keys Inn would not be listed as an Asset of Community Value (ACV) as it had legally changed use to Class A2 use (Financial and Professional Services) “using its permitted development rights under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 part 3, Class A.2”.

The only requirements that the owner needed to adhere to was to contact Wiltshire Council to formally enquire as to whether the property had been nominated as an ACV, which they did in November 2016. Having then established that the property had not at that time been listed as an ACV, the requirement of the legislation was that the owner had to wait 56 days before the work to implement the use could commence. Once the 56 days had been reached, the owner notified Wiltshire Council that they had now changed the use of the pub.

5. The Proposal

The application originally included the erection of a garden room and the rebuild of the dividing wall between the site and No. 15 High Street; however these elements have now been withdrawn from the application. In addition in line with the concerns raised by the Conservation Officer an amended scheme has been submitted amending the design of the roof lantern to a less prominent feature within the streetscene.



Proposed Plans

The current proposal before the Council is for the change of use of the existing building to create a new residential dwelling, including the demolition and rebuild of part of the structure (the attached outbuilding) and external alterations.

6. Local Planning Policy

Wiltshire Core Strategy 2015 (WCS):

- Core Policy 1 – Settlement Strategy. This identifies settlements where sustainable development will take place, with a settlement hierarchy running from Principal Settlements through market towns and local service centres to large and small villages. Great Bedwyn is designated as a large village
- Core Policy 2 – Delivery Strategy – in order to deliver the sustainable development envisaged in CP1, CP2 sets out the delivery strategy. Again, this states that houses will be delivered in sustainable locations, with a presumption in favour of such development within the limits of development defined on the policies map. This site is identified as falling within the limits of development of Great Bedwyn.
- Core Policy 18 – Spatial Strategy: Pewsey Community Area – clarifies that development in the Pewsey Community Area should be in accordance with the Settlement Strategy as set out in Core Policy 1.
- Core Policy 48 – Supporting rural life – clarifies the approach that will be taken to support rural communities outside of the limits of development; the approach to development within rural settlements is set out in Core Policy 2.
- Core Policy 49 – Protection of Rural Services and Community Facilities – aims to protect community facilities from inappropriate development.
- Core Policy 50 – Biodiversity and geodiversity - Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale.
- Core Policy 57 – requires new development to make a positive contribution to the character of Wiltshire
- Core Policy 58 – Ensuring the conservation of the historic environment – requires development to protect, conserve and where possible, enhance the historic environment, and states that designated heritage assets and their settings will be conserved.
- Core Policy 60 – Sustainable transport – The council will use its planning and transport powers to help reduce the need to travel particularly by private car this will be achieved by planning developments in accessible locations.
- Core Policy 61 – Transport and new development – New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. The proposal must be capable of being served by safe access to the highway network.
- Core Policy 64 – Demand management – residential parking standards.

National Planning Policy Framework (2019) (NPPF)

Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011).

Great Bedwyn Conservation Area Character Appraisal and Management Proposal (March 2007)

Managing Significance in Decision Taking in The Historic Environment – Historic England Good Practice in Planning 2 (2015)

The Setting of Heritage Assets – Historic England –Practice Advice Note 3 (2015)

Historic England Guidance *on Making changes to Heritage Assets*

7. Summary of consultation responses

Great Bedwyn Parish Council – Object; this scheme has raised considerable public opposition (and over 50 objections) and we ask that this scheme should be heard in full planning committee so the public can make representations and witness the deliberations of our elected representatives.

16 High Street and 39 Farm Lane constitute the site of the former Cross Keys public house. The entire site was converted from a public house into A2 (before the government plugged this loop hole in the middle of last year). When considering a variation of the A2 use (which includes the whole site) the application should detail the future use of the entire property in the same way as one would consider the conversion of a house into flats.

We do not feel that the scheme can be properly considered without the plans for the future of 16 High Street. The buildings are in effectively the same ownership and the consideration of planning permission should be refused until such time as a proposal for the entire former Cross Keys site be forthcoming. We would prefer that the whole property was marketed for sale at a fair price in line with Wiltshire Core Strategy (see below). Mr J.Sheerin's letter gives details of his researches into the history of the final years of The Cross Keys and ownership of the site.

We believe that plans for the rear half of the property cannot be considered in isolation:

1. Part of the former site is being proposed to be converted to residential use but this impacts upon the viability of the front part of the building which makes an important contribution to the village centre in a conservation area in the North Wessex Downs ANOB.
2. Changes to use of the front part of the site (16 High St) may affect the setting of a listed building (No 15)
3. Plans for the rear half of the site must consider car parking, refuse storage and garden provision for the front half of the property.
4. Tourism is an important part of the Wiltshire Council core strategy (policy 39). Local business have reported reduced footfall since the closure of the Cross Keys. The remaining public house (The Three Tuns) is upmarket and is not always open and does not fulfil the needs of the community or tourists who are using the Kennet and Avon canal, cycling on our National Cycle route or walking the Great West Way. We are a large village with important tourist sites within a mile or so: The Kennet and Avon Canal, Crofton Beam Engine, Wilton Windmill, Wolf Hall and Savernake Forest.

5. See B&B in core strategy (40) - it should be remembered that The Cross Keys formerly provided B&B.
6. See also core policy 49 in relation to public houses.
7. We believe that the Cross Keys site could still provide local employment. As well as re-opening the pub and B&B there are ideas for the rear part of the site including small business units.

Should the scheme be considered in isolation we suggest that the following should be examined.

1. Extra vehicles negotiating a tight entrance down a narrow lane near a difficult junction and dangers to pedestrians sharing the roadway.
2. A narrow entrance and tight turning space which might in fact result in vehicles parked elsewhere in a congested village.
3. The preservation of important vista down Farm Lane. Many of neighbouring properties are Article 4. Retention of picturesque walls.
4. Unspecified summerhouse in an elevated site above road in historic vista.
5. Increased height of rebuilt part of building to the north of site.
6. The light lanterns and metal windows not in keeping with conservation area.
7. Height and materials of rebuilt walls should be tightly monitored.
8. Obscured glass in new window looking into Farm Lane.
9. Concern about blocking access to Farm Lane during construction.

Wiltshire Council Highways – It needs to be clearly demonstrated that both cars can park and turn within the area. It is considered that with regard to the dimensions of the site it would be feasible to drive into the access and reverse back into the two spaces to eliminate the amount of movements that each vehicle would have to make to exit in a forward gear. An amended plan to show the parking and swept path analysis for 'both' vehicles within the site having reversed into each of the parking space would demonstrate this. The applicant has now provided a swept path analysis that demonstrates that two vehicles can enter and exit in a forward gear and the highway officer is satisfied with the details submitted.

Wiltshire Council Ecology – Support subject to conditions; any given permission should be in accordance with the recommendations of the submitted Kingfisher Ecology survey report (Sept 2018).

Wiltshire Council Conservation Officer – Recommends conditions for the grant of any consent; the site is identified as a significant unlisted building within the adopted Great Bedwyn Conservation Area Statement. The proposal converts part of the existing structure and replaces a later part of the existing structure with scheme of similar character. Overall the proposals do not demolish an important part of the building range, there is no loss or significant impact on heritage assets as a result of the demolitions and the replacement building is sympathetic to the existing buildings and area in terms of character and materials. The rood lantern should either be removed or a different form of lantern proposed, in order to reduce the visual prominence in this location. The retention of the boundary walls is a positive aspect of the scheme and will preserve the character of the area. Other than the concern over the visibility of the proposed roof lantern, the proposals are considered to preserve the character and

appearance of the designated heritage asset (Great Bedwyn Conservation Area) and the heritage asset itself.

8. Publicity

The application has been advertised by way of a site notice, advertisement within the local press and by letter to neighbouring properties. The following is a summary of the responses received.

Object

- Loss of a community facility;
- Community pubs can be successful;
- The Cross Keys is an asset of community value even if it has not been registered as such;
- Loss of a commercial property, contrary to Wiltshire Core Policies;
- Loss of a pub, meeting place, social events and entertainment;
- The loss of the garden, parking and associated outbuildings with the former Inn (Cross Keys, 16 High Street) to the front of this site would affect the viability of this returning to its former public house use;
- Change of use should be a last option after full consideration of alternative commercial uses;
- The village has lost the bakery, the British Legion and Cross Keys pub;
- Contrary to Core Policies of the Wiltshire Core Strategy;
- Commercial premises and community facilities support each attracting trade to the village;
- No need for an Art Gallery;
- Should be kept as A2 use, would be more in keeping with the needs of the village to provide small business units encouraging local employment;
- Visitors put off visiting Great Bedwyn due to lack of facilities;
- The Great West Way is a major touring route along which Bedwyn is ideally placed, it is therefore essential to maintain facilities and services at Great Bedwyn;
- Village is in need of affordable housing and this proposal does not fulfil that requirement;
- There is a valid case for new housing but not at the loss of a commercial enterprise;
- Object to the change of use, devastating effect on the community both socially and financially;
- Overdevelopment of the site;
- Out of character with the area;
- Proposed lantern lights are out of keeping with the character of the conservation area and will be clearly visible along Farm Lane;
- No plans or elevations have been provided for the summer house;
- Adjacent lane is narrow and busy with both vehicular and pedestrian activity with limited passing places;
- Insufficient "line of sight" for vehicle movements into and out of the site, will impact on highway safety;

- Conflict between vehicles accessing this site and pedestrians using the adjacent lane;
- Recently a child was run over on Farm Lane, there should be a reduction in traffic movements along this lane;
- Alterations to the garden area and adjoining wall separating the site from the highway will change the nature of Farm Lane (have a negative visual impact);
- Additional traffic using the nearby junction with the High Street (from this site) would create an unacceptable impact on highway safety;
- Inadequate parking;
- Lack of parking retained for 16 High Street;
- Parking will be forced onto Farm Lane and obstruct all vehicular traffic including emergency, commercial and refuse lorries;
- Proposed construction works will close the road;
- Noise and dust pollution to neighbours whilst construction works take place;
- Not fit to be a dwelling;
- Inadequate amenity space for 16 High Street;
- Neighbouring properties would be able to view into the proposed roof lantern thereby impacting on the privacy of the proposed occupants;
- Impacts on the waste storage and fuel storage of 16 High Street;
- Impact on the structural integrity of the Cross Keys Inn through the demolition of the outbuilding;
- A community group has been set up to buy the pub;
- Attempts have been made to purchase the former Inn, which have been ignored;
- The village and community has suffered the loss of this facility;
- 39 Farm Lane is not an existing residence, it has been created in 2018;
- The details supplied under the application inadequately describe the work proposed and do not allow for a proper assessment of the scheme;
- Dwelling inaccessible for disabled people;
- Any alterations to the boundary features would significantly affect the character of the street.

Support

- The scheme is in accordance with the policies of the plans;
- The Interim Great Bedwyn Neighbourhood Development Plan is relevant and supports such accommodation at the centre of the village;
- Support the conversion to a residential use;
- The existing structures are in a dangerous and dilapidated state;
- Access to reasonably priced properties is difficult within the village;
- Is there a need for two pubs in the village?
- Design is well thought out supporting conservation of the existing buildings with modern living;
- The heritage of the site is preserved and enhanced;
- The rebuild of the historic eighteenth century brick wall which divides the site from the neighbours is needed;
- Sensitive preservation of the height of the existing buildings, although there is a modest raising of the roof height this will not have a significant impact;

- Neighbouring properties will not suffer loss of daylight or of privacy;
- The fabric of the existing buildings will be preserved, the derelict and ruinous former dog kennels will be demolished and rebuilt to be a part of the residential building. The lawn and the walled garden that surrounds it will be preserved;
- Additional residential accommodation in the heart of the village would be welcome and the proposed design looks good.

Other

- Objections raised do not provide an accurate representation of the Three Tuns;
- Existing trade is made up of both a drinking establishment and providing a local kitchen;
- The Three Tuns serves as a meeting and gathering space as well as for other village activities hosting local groups and societies, wakes christenings, shoots, boaters, cyclists and ramblers and NYE parties, bands and other seasonal gatherings;
- The Three Tuns employ locals and is open from 10:00am soon to be 7 days a week;
- Additional function space is also proposed;
- The family live and work within the community and have brought the Three Tuns back from total closure and restored it to a viable operation which is an asset to the community;
- The Three Tuns is a mid-range option in the market and the owners work hard to keep the costs down whilst still offering quality food and drink;
- Financial pressures on the industry have increased over the years and the old style pub has been impacted on because of it through ever-increasing cost of goods, labour, taxes (including beer duty, VAT and business rates), utilities, insurance etc. alongside cheap booze being sold in the supermarkets, drink-driving restrictions, smoking bans and people generally socialising more at home to economise;
- Serving good food is a requirement for a successful pub's business model;
- It is important to consider whether a community of this size can really support two independent establishments in today's world.

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act states that "*determination must be made in accordance with the development plan unless material considerations indicate otherwise*". Paras 2 & 11 of the NPPF (2019) reiterate and confirm this requirement. This is the starting point for determination. The Wiltshire Core Strategy, adopted in January 2015 is the relevant development plan for the purposes of this proposal. Whilst there is an intention to develop a Neighbourhood Plan for Great Bedwyn this is still at an early stage and does not carry any weight in the decision making process at the current moment in time.

9.1 Principle of Development

Core Policy 2 identifies that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages. Great Bedwyn is

identified in Core Policy 18 as a large village and the site is located within the limits of development of Great Bedwyn. As such the principle of development within this sustainable location is considered acceptable.

Consent for the change of use of the former Inn to an A1/A2 use was established under permitted development rights, in 2017, as set out in the Town and Country Planning (General Permitted Development) (England) Order (2015) part 3 'changes of use' by using a 56 day prior notice procedure.

The GPDO allowed for development consisting of a change of use of a building from a use falling within Class A3 (restaurants and cafes), A4 (drinking establishments) or A5 (hot food takeaways) of the Schedule to the Use Classes Order, to a use falling within Class A1 (shops) or Class A2 (financial and professional services) of that Schedule; subject ONLY to the following conditions in relation to public houses:

- *In the case of a building which is not a community asset, which is used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order(2), development is permitted by Class A subject to the following conditions;*
- *Before beginning the development the developer must send a written request to the local planning authority as to whether the building has been nominated;*
- *The development must not begin before the expiry of a period of 56 days following the date of request under paragraph A.2(2) and must be completed within a period of 1 year of the date of that request;*

The Council has acknowledged that the applicant followed the correct procedure and that the A2 use is lawful. Correspondence showing that the owner had questioned whether the former Inn was nominated as an ACV (received 3rd November 2016) has been provided as has correspondence relating to its subsequent change of use. During the course of a site visit to review issues raised by objectors, access was gained to the former Inn (16 High Street) which had the appearance that it was being used for an 'Art Gallery' (retail/advisory) use. The applicants confirmed that the doors were not open for public access at all times of the day and that they did operate on an appointment basis. It is considered that the area of the former Inn to the front of the site had clearly undergone and was still undergoing alterations and refurbishment as part of its new use. Access was also granted to the rear buildings (now known as 39 Farm Lane) where again there was some indication of storage associated with the A2 use, albeit on a relatively minor scale.

Comments have been received that state that the proposed development will result in the loss of a community facility and that no marketing exercise has been carried out in order to meet with the requirements of Core Policy 49. However, as the change of use of the building has already occurred to an A2 use there is no need to meet the requirements of Core Policy 49 (WCS, 2015) for conversion to a residential use. The viability of the former Inn use is not pertinent to the determination of the current application; the site has lawfully changed use and has also legally been subdivided from the former Inn (No. 16 High Street).

The former A4 use is no longer material to the determination of this scheme, which is now considered to be an A2 use and the application is for the change of use of the existing structure in order to create a single residential dwelling within a sustainable location. The scheme is therefore considered to comply with Core Policy 2 and 18 of the WCS (2015) and with the NPPF.

9.2 Visual Impact

The Wiltshire Core Strategy identifies the need to protect the distinct character and identity of the villages and settlements in Wiltshire. Policy 57 and the NPPF seek to encourage high quality design in new development. The proposed scheme involves reusing the existing buildings and the partial rebuild of a section of the existing buildings. It is considered that the proposed scheme is of a scale and style that reflects and respects the existing character of the area. It is also considered that the proposed development respects the character and detailing of the existing buildings and as such would therefore be considered acceptable.

Core Policy 51 aims to protect the landscape of Wiltshire; the WCS (2015) under paragraph 6.85 identifies the need to protect the distinct character and identity of the villages and settlements in Wiltshire. Development should protect, conserve and where possible enhance landscape character, and any negative impacts must be mitigated. It is considered that as the proposed scheme utilises the existing built form and is bounded on all sides by existing structures and would be seen within this context that it would not have any negative impact on the character of the area or that of the North Wessex Downs Area of Outstanding Beauty (AONB). The proposed development is considered to comply with the requirements of Core Policies 51 and 57 of the WCS (2015) and the NPPF (2019).

9.3 Heritage Impact

In terms of the historic environment the primary consideration 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 property is also located within the Devizes Conservation Area and Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas.

The NPPF outlines government policy towards the historic environment. Section 16 “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 (and the more important the asset, the greater the weight should be)*. Wiltshire Core Strategy Policy CP58 relates to Ensuring the Conservation of the historic environment and states that *designated heritage assets and their settings will be conserved*.

The site incorporates a building range attached to the rear of the former Cross Keys public house on the High Street, and has been identified as a significant unlisted building within the adopted Great Bedwyn Conservation Area Statement. The site is also located within the Great Bedwyn Conservation Area and the adjacent building (No. 15 High Street) to the west of the site is also identified as a Grade II Listed building.

The proposal includes part demolition of the existing building and its replacement with a structure of similar character. This part of the building appears to have had a degree of intervention in the past and externally has 20th century detailing such as stretcher bond brickwork and flat brick window lintels. As the supporting Heritage Statement also suggests, this building has been remodelled at various stages since the 19th century and this view is agreed with.

It is considered that the proposed scheme does not demolish an important part of the building range, but a relatively modern part of it, so there is no loss or significant impact on heritage assets as a result of the demolitions and the replacement building is sympathetic to the existing buildings and area in terms of character and materials.

The external changes are considered to be unobtrusive and to reflect the character of the area. Concerns were raised at the inclusion of the roof lantern as it would be quite a prominent feature on the flat roof when viewed south towards the High Street; this feature has now been removed and replaced with a lower profile glazed roof opening in compliance with the Conservation Officer suggestion.

A positive of the scheme is the retention of the long, tall boundary walls and this is an important feature along the lane. There are no proposed changes to the boundary wall, such as widening the access to create a visibility splay, and as such the scheme is considered to be sympathetic to the character of the lane. It is acknowledged that the retention of the current access is important in order to preserve the character and appearance of the Conservation Area.

On balance the proposed scheme is considered to preserve the character and appearance of the designated heritage asset (Great Bedwyn Conservation Area) and the heritage asset itself. The scheme would have a neutral impact on the heritage of the area and would comply with the requirements of Core Policies 57 and 58 of the WCS (2015) and with relevant paragraphs of the NPPF (2019).

9.4 Ecology

In carrying out its statutory function, the planning authority must have sufficient information to judge whether the proposal would be likely to result in any adverse impact to protected habitats or species, in line with NPPF and with CP50 WCS (2015). Core Policy (CP) 50 provides the Council's stance on biodiversity and how development must take into consideration the importance of such features and species using an area, how they can be maintained and where it is deemed necessary to alter a feature, appropriate mitigation. The presence of any protected species would be a material consideration within the planning system.

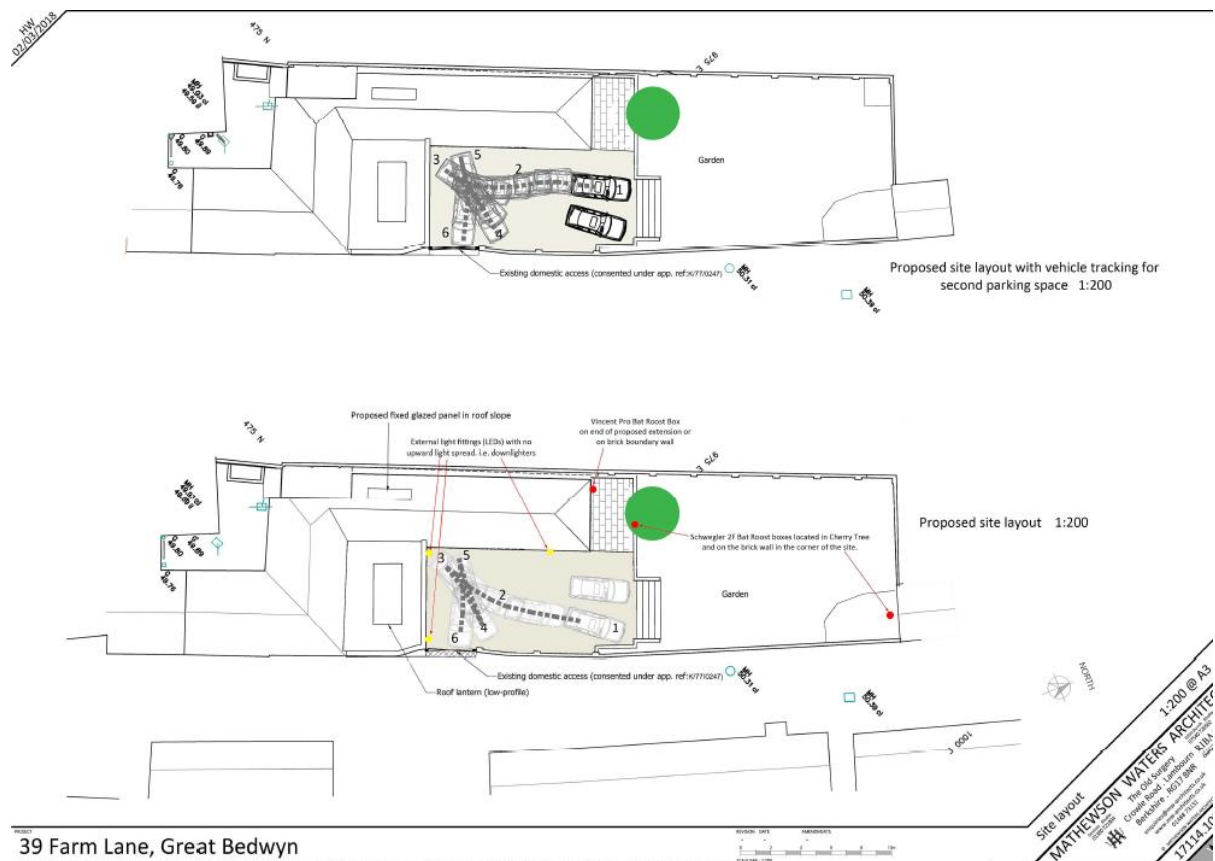
A Phase 2 Bat Survey Report (dated Sept 2018 by Kingfisher Ecology Ltd) has been submitted in support of the application. Comments received from the Council's Ecologist identify that they support the scheme subject to conditions requiring that any given permission should be in accordance with the recommendations of the submitted Kingfisher Ecology survey report (Sept 2018).

On balance it is considered that the proposed scheme would not have a detrimental impact on protected species and that any given permission should be in accordance with the recommendations for ecological mitigation (bats and birds) in the submitted Phase 2 Bat Survey Report (dated Sept 2018 by Kingfisher Ecology Ltd).

9.5 Highways Impact

Core Policy 60 Sustainable Transport supports the premise for development within sustainable locations. Core Policy 61 Transport and new development, amongst other criteria, aims to ensure that the proposal is capable of being served by safe access to the highway network. Core Policy 64 Demand Management amongst other criteria supports (d) residential parking standards – the provision of car parking associated with well-designed new residential development will be based on minimum parking standards.

The parking requirements for the new dwelling would be for two parking spaces, which the applicants have demonstrated can be accommodated within the courtyard area through the existing access point on Farm Lane.



Swept path analysis

Comments received from the highway officer acknowledge that the turning movements within the site would be restricted, however based on the drawings supplied it would be feasible for vehicles to enter and exit in a forward gear. The submitted supporting layout plan showing the swept path analysis demonstrates that both cars can park and turn within the proposed parking area for the development. It is considered that two vehicles can enter and exit in a forward gear and the highway officer is satisfied with the details submitted.

It is therefore considered that the proposed scheme would not have a detrimental impact on highway safety bearing in mind the existing access arrangement into and out of the site currently enjoyed by the property. The development is therefore considered to comply with the requirements of Core Policies 60, 61 and 64 of the Wiltshire Core Strategy (2015) and with the relevant paragraphs of the NPPF (2019).

9.6 Neighbour Amenity

Core Policy 57 of the WCS (2015) aims to ensure that proposed development would not have a detrimental impact to the residential amenity of the residents of adjoining properties. The proposed scheme is for the conversion of the existing outbuildings on site with, some partial demolition and re-build and parking and turning. The scheme if approved would create a single storey dwelling with associated parking and turning area and outside amenity space.

It is considered that the proposed development would not lead to any impact on the amenity of neighbouring properties beyond that experienced at present. Any potential for impact through overlooking of the proposed dwelling would not be so significant as to warrant a reason for refusal in this instance.

It is acknowledged that noise and dust during the construction phase has the potential to be of nuisance; however this would be only for a limited period and it is proposed to include a construction method statement (CMS) to agree adequate protection of the neighbouring properties during this temporary period. The scheme is considered to comply with the requirements of Core Policy 57 of the WCS (2015) and with the NPPF.

10. Conclusion (The Planning Balance)

In determining this application the local planning authority is fully aware that if development accords with an up-to-date Local Plan it should be approved, and that proposed development that conflicts should be refused unless other material considerations indicate otherwise. In this case, the proposal is considered to comply with the up to date policies of the development plan.

Great Bedwyn is a large village, with limited facilities, although there is an existing railway station offering access to major destinations such as Newbury, Reading and London. The scheme is sited in a central location of the village within the limits of development and would be accessible to the existing local and extended (by rail) amenities and facilities through sustainable modes of transport.

Paragraph 109 of the NPPF states that “*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*”. As clarified within the highway officer’s comments this is considered not to be the case, adequate parking can be provided within the site and the applicant has demonstrated that vehicles can enter and exit in a forward gear.

It is acknowledged that there is some limited positive weight to be given to economic benefits through the likely local employment that may be generated by the development proposed will only be for a limited period of time. There are likely to be social and environmental benefits through the provision of a new dwelling within the local housing market, within a sustainable location, through the retention and safeguarding of the existing heritage on site and reuse of previously developed land.

The scheme is considered to be sympathetic to the heritage contained within the site and of the conservation area and it is considered that there would not be an adverse impact on any protected species. Whilst the concerns and objections raised by local residents are acknowledged, they do not amount to a justifiable reason for refusal in this instance. Overall, the scheme offers the chance to improve the external appearance of the building, find a viable new use and provide additional residential accommodation within the centre of the village.

The NPPF states that there should be a “*presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.*” As such, weight should be attached to all three legs of sustainability in the overall balance on concluding whether the site is sustainable or not taking account of the primacy of the development plan (the WCS) which represents the most up to date assessment of what constitutes sustainable development in Wiltshire. It is considered that this proposed development is compliant with these principles.

On balance the development is considered to comply with the policies of the Wiltshire Core Strategy (2015) and the NPPF (2019) and a positive recommendation is made.

RECOMMENDATION

Approve subject to conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country

Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the Application Form, Heritage Statement and design & access statement (dated 13/12/2018, by H. Waters), Phase 2 Bat Survey Report)by Kingfisher Ecology Ltd, dated Sept 2018) and the following approved plans:

Site Location and Block Plan, Dwg No. 17114.100-A

Site Layout, Dwg No. 17114.105-G

Proposal, Dwg No. 17114.109-D

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

3. No development shall commence on site (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

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 minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

4. No development above DPC level shall take place 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 matter is required to be agreed with the Local Planning Authority 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. Prior to the insertion of any window or door details of all new external window and door joinery shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details

REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of the visual amenity and the character and appearance of the area.

6. The external brickwork for the development hereby permitted shall be constructed with a traditional Flemish brick bond.

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

7. 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-H shall take place on the dwellinghouse hereby permitted or within their curtilage.

REASON: In order to reflect the fact that permitted development rights have been removed within this area under an Article 4(2) Direction and in the interests of preserving the character of the Conservation Area and the setting and historic fabric of the heritage assets and also 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.

8. Development shall be carried out in accordance with the recommendations in the submitted Phase 2 Bat Survey Report by Kingfisher Ecology Ltd (dated Sept 2018) and in accordance with the details shown on the Site Layout, Dwg No. 17114.105-G hereby approved.

REASON: In the interests of protected species and to mitigate against the loss of existing biodiversity and nature habitats.

9. No part of the development hereby permitted shall be first brought into use until the 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: To ensure that adequate provision is made for parking and turning within the site in the interests of highway safety.

INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

INFORMATIVE TO APPLICANT:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

INFORMATIVE TO APPLICANT:

The applicant is reminded of the need to obtain separate listed building consent for the demolition and re-build of the boundary wall between the site and the adjacent property 15 High Street.