

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	19.10.2011		
Application Number	W/11/02226/FUL		
Site Address	Land Adjacent 3 Forewoods Common Holt Wiltshire		
Proposal	Dismantle and re-erection of existing barn for storage		
Applicant	Mr N Allen		
Town/Parish Council	Holt		
Electoral Division	Holt And Staverton	Unitary Member:	Trevor Carbin
Grid Ref	384785 161153		
Type of application	Full Plan		
Case Officer	Mr Kenny Green	01225 770344 Ext 01225 770251 kenny.green@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Carbin has requested that this item be determined by Committee due to:

- * Scale of development
- * Visual impact upon the surrounding area
- * Design - bulk, height, general appearance

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted subject to conditions.

Neighbourhood Responses - None received.

Parish Council Response - Objects, for the reasons set out in the report below.

2. Report Summary

The main issues to consider are:

Existing Use and Principle of Development
Impact on the Green Belt
Impact on neighbouring amenities/land uses

3. Site Description

This application relates to a 200 square metre steel framed building which is located on land at 3 Forewoods Common, Holt. The site is located in the open countryside and in the Western Wiltshire Green Belt. It is understood that the building was previously used as part of timber yard and associated operations. Such operations and associated usage ceased around 1992, when the site was then used for general storage purposes. The building has a lawful use for B8 storage purposes.

4. Relevant Planning History

W/10/00051/CLE - Certificate of lawfulness for use of existing barn for B8 storage purposes - Certificate Issued 05.03.2010

5. Proposal

Under this application, the applicant seeks to dismantle the existing 200 square metre, 4.6 metre high wooden and asbestos roofed storage building and replace it with a more secure building of the same dimensions, but with a mono-pitch roof with a metal covering replacing the asbestos roof material. The applicant also seeks to provide an internal disabled w/c.

6. Planning Policy

Government Guidance

PPG2 - Green Belts

PPS7 - Sustainable Development in Rural Areas

West Wiltshire District Plan - 1st Alteration

C1 - Countryside Protection

C31a Design

U2 - Surface Water Disposal

7. Consultations

Parish Council - The Parish Council is opposed to the application. The application is for re-erection of the existing barn, but the plans state 'barn to be converted'. We would query the need for toilet facilities and are concerned that the 'conversion' will lead to a change of use.

Highways - Note the proposed replacement storage barn and that no alterations are being made to the existing access and parking arrangements. Due to this, no Highway objection is raised.

Wessex Water - No objection providing the development does not impact on Wessex Water infrastructure.

Environmental Health - No objections.

8. Publicity

The application was advertised by site and press notices and neighbour notification. No third party representations have been received.

9. Planning Considerations

Existing Use and Principle of Development

The existing building has a lawful use for storage purposes. In this application, the use would remain the same and no alterations are proposed to the access or parking arrangements nor to the on-site landscaping.

The applicant seeks to rebuild the 200 square metre storage building to the same layout and size, using similar building materials, including the waney edge timber exterior (which shall be re-used). The purpose is to provide a more secure building to discourage theft. The applicant proposes to replace the asbestos sheeting with composite metal roof sheets.

It is noted that the Parish Council have raised an objection against this application on the grounds that the submitted site plan is somewhat misleading as it has some notation which is not accurate. This one plan has the notation "barn to be converted". However, discussions with the agent have confirmed that this is erroneous as no conversion is proposed. A planning condition is considered appropriate to ensure there is no doubt over what is being applied for and approved.

There is no policy grounds to justify refusing the provision of the a disabled WC within the building which is considered to be a small, but essential facility for the applicant.

Impact on the Green Belt

The national planning guidance covering development within Green Belts is found within PPG2. This publication stresses the importance of their being a presumption against inappropriate development. It is also important to appreciate that the general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved, except in very special circumstances.

New buildings proposed in the Green Belt often fall within the category of inappropriate development. However, the guidance in PPG 2 does allow for the re-use of existing buildings as these should not prejudice the openness of Green Belts, since the buildings are already there. It acknowledges that this can help to secure the continuing stewardship of land, and that the alternative to re-use may be a building that is left vacant and prone to vandalism and dereliction. In this case, the building is being re-built, but to the same size and footprint and in a manner that should result in an environmental improvement compared to what is currently in situ. The character, appearance and openness of the area will remain unchanged.

Impact on neighbouring amenities/land uses

The proposals would not detrimentally affect neighbouring interests or adjoining land uses and no objections from local residents have been received.

Recommendation: Permission

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

- 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 No development shall commence on site until details, including samples if requested, 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. The timber boarding on the external walls shall be put in place before the building is brought into use. 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for purposes within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification). No allowance is hereby given to convert the said building to any other use without a separate application being submitted and approved by the local planning authority.

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case.

POLICY: PPG2 - Green Belts and West Wiltshire District Plan 1st Alteration 2004 - Policy C1

- 4 Notwithstanding the erroneous notation on the site plan (received on 08 August 2011), no permission is hereby granted for any conversion to the existing storage facility, which is the subject of demolition and replacement.

REASON: To define the terms of this permission.

- 5 No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

REASON: In the interests of the appearance of the site and the amenities of the area.

POLICY: PPG2 - Green Belts and West Wiltshire District Plan 1st Alteration 2004 policies C31a and C38

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

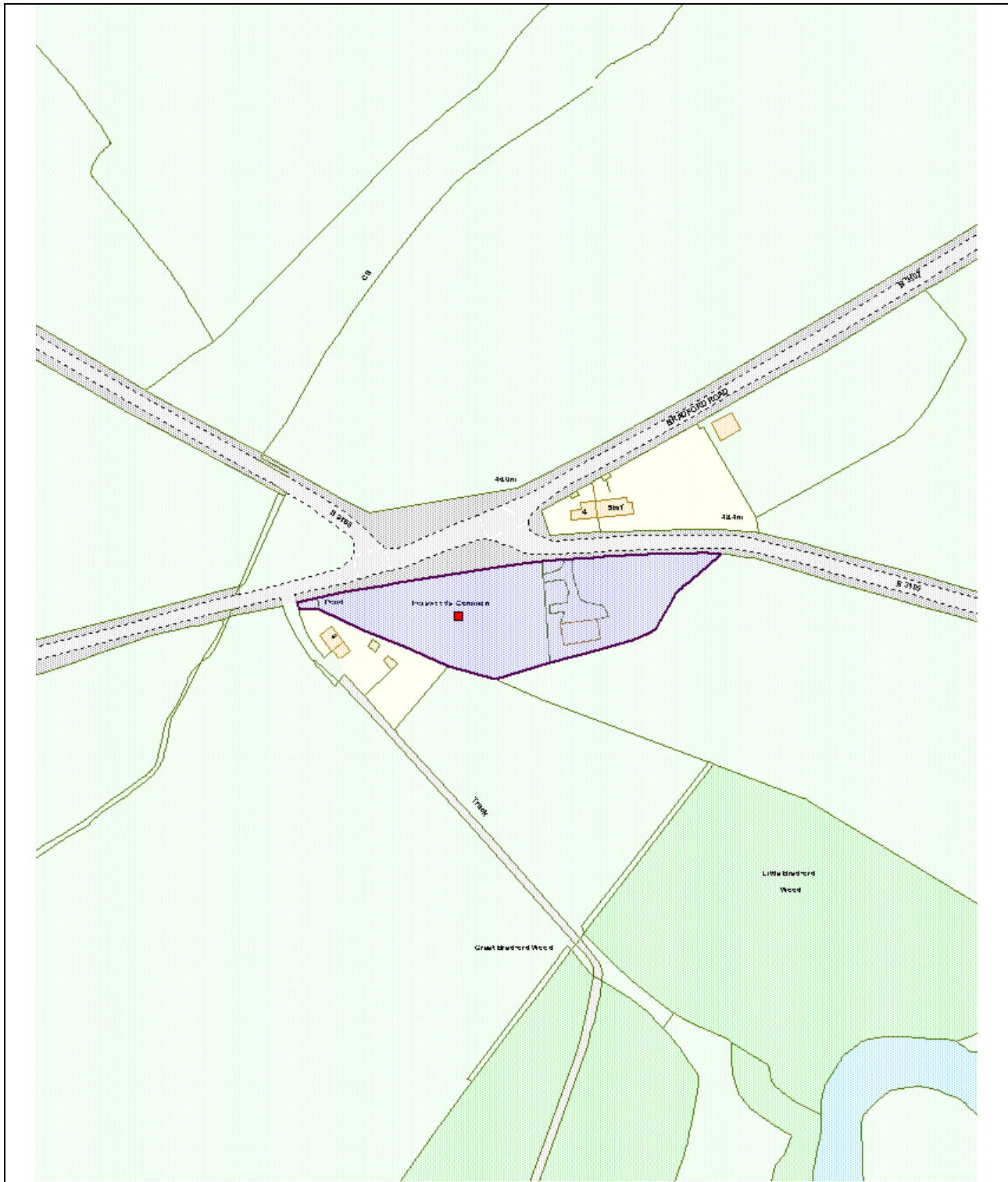
LOCATION PLAN received on 08.08.2011
SITE PLAN received on 08.08.2011
EXISTING PLANS received on 08.08.2011
PROPOSED PLANS received on 08.08.2011

REASON: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

Informative(s):

- 1 The applicant should be aware of the importance of checking with Wessex Water to ascertain whether there may be any uncharted sewers or water mains within, or close to the site.
- 2 The applicant is advised to ensure that all asbestos material is removed and disposed of properly in accordance with Hazardous Waste Regulations. The applicant is encouraged to contact the Environment Agency for more information.

Appendices:	
Background Documents Used in the Preparation of this Report:	



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