

**Wiltshire Council**  
**East Area Planning Committee**

**December 17th 2009**

**List of Applications for Consideration**

1. **E/09/1283/FUL** (page 2)

Full planning application for: Replacement general purpose building

At: Tintown Farm, STANTON ST BERNARD

RECOMMENDATION: Refuse planning permission

2. **E/09/1138/LBC** (page 8)

Listed building application for: Two storey extension

At: 5, Manor Farm Cottages, Allington, ALL CANNINGS SN8 3NL

RECOMMENDATION: Refuse listed building consent

3. **E/09/1140/FUL** (page 14)

Full planning application for: Two storey extension

At: 5, Manor Farm Cottages, Allington, ALL CANNINGS SN8 3NL

RECOMMENDATION: Refuse planning permission

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<b>Date of Meeting</b>	17 December 2009
<b>Application Number</b>	E/09/1283/FUL
<b>Site Address</b>	Tintown Farm, Stanton St. Bernard, Devizes, Wilts
<b>Proposal</b>	Replacement general purpose agricultural building
<b>Applicant</b>	R G Hues and Son
<b>Parish Council</b>	STANTON ST. BERNARD
<b>Grid Ref</b>	9348 62693
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Rob Parker

### 1. Reason for the application being considered by Committee

This application is before the Committee at the request of the local division member, Cllr Brigadier Robert Hall.

### 2. Purpose of Report

To consider the recommendation that the application be refused.

### 3. Report Summary

The main issues in this case are –

- The impact of the building on the visual amenities of the countryside;
- The impact on the Area of Outstanding Natural Beauty (AONB) , where the Council has a statutory duty to conserve and enhance the natural beauty of the AONB; and
- The impact on highway safety.

### 4. Site Description

The application site lies on the north side of the Devizes – Pewsey road, opposite the eastern turning to Stanton St. Bernard. The site is occupied by a pair of timber framed agricultural buildings which are in a dilapidated condition. There is a public footpath running towards the Downs from the road, alongside the buildings, and the site is surrounded on all sides by open countryside.

### 5. Planning History

#### **K/53669/F** - Refused 21/03/2006

Erect general purpose agricultural shed (length 42.7m x width 12.5m x height 7.0m). Refused on the grounds of adverse impact on the landscape and AONB.

#### **K/54546/F** - Refused 28/07/2006

Erect general purpose agricultural shed (on alternative site to north). Refused on similar grounds to K/53669/F.

#### **E/09/0701/FUL** – Refused 21/07/2009

Erect replacement agricultural storage building (length 30.5m x width 15.15m x height 7.8m). Refused on the same grounds as K/53669/F.

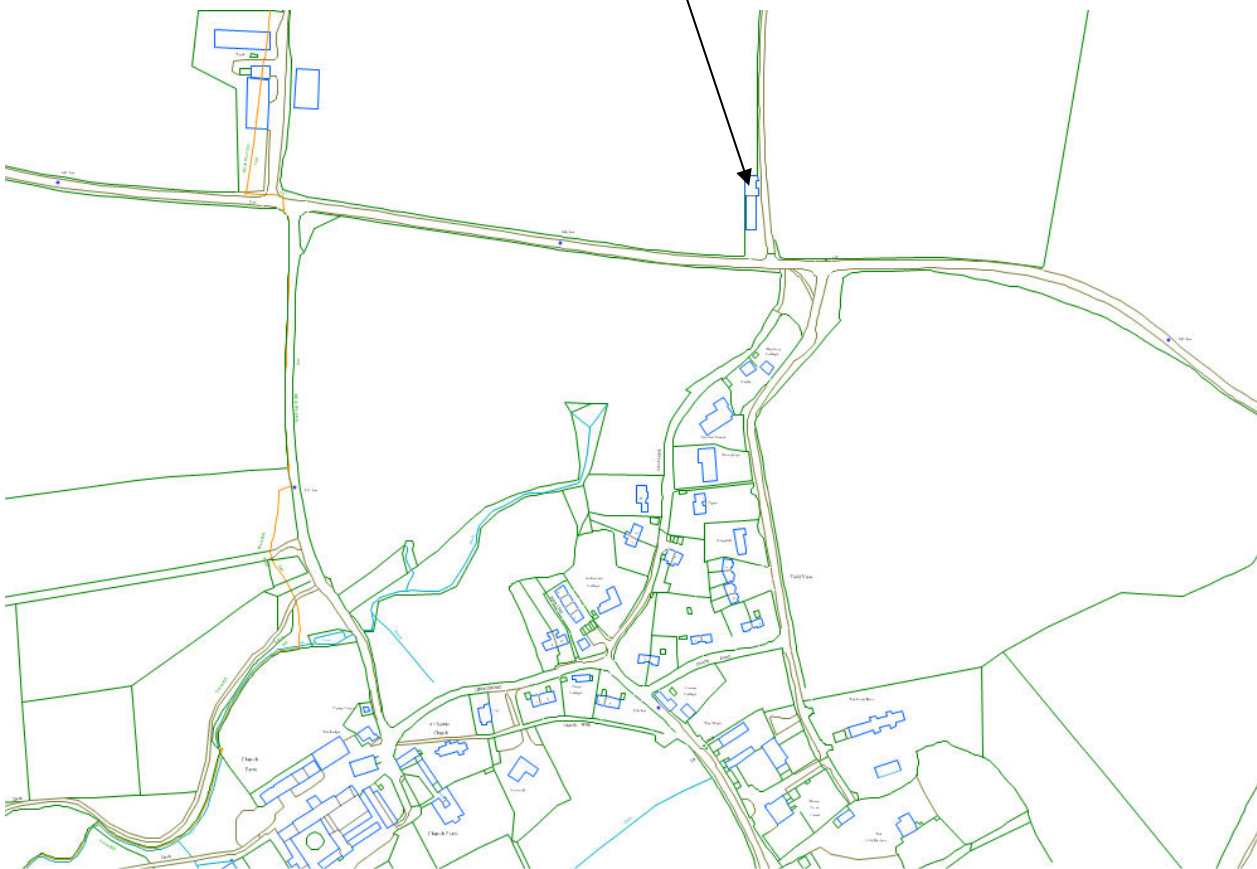
## 6. The Proposal

The proposal is for a general purpose agricultural building to replace the existing buildings on the site. The building would have a footprint of 30.5m x 13.7m, an eaves height of 5.4m and an overall ridge height of 7.1m. The footprint would therefore be 45% larger than the existing buildings, whilst the increase in height would mean that the replacement building would be more than twice as large as the existing. It would be a steel frame industrial-style building with profiled metal wall sheeting (colour to be agreed) and 'Anthracite' profiled fibre cement roof sheeting with 10% rooflights. The building would be landscaped with a mixed native hedge on three sides with three trees (ash and field maple) at the front.

The existing access off the highway would be retained but improved. The existing track alongside the building would be retained (this is a public footpath). A lorry parking and turning space would be provided at the end furthest from the road.

### *Location Plan*

*the application site is north of the road, opposite the eastern entrance to the village*





## 7. Planning Policy

Kennet Local Plan - the site lies in open countryside which is part of the nationally designated North Wessex Downs Area of Outstanding Natural Beauty. Policies PD1 and NR7 of the Kennet Local Plan 2011 are relevant to the consideration of this planning application, as is Supplementary Planning Guidance contained in the Kennet Landscape Conservation Strategy. Government guidance contained in PPS7 is also a material consideration.

## 8. Consultations

### Stanton St. Bernard Parish Council –

Wiltshire Council's objections to E/0701/FUL were the building's prominent size and lack of adequate landscaping. There is even **less** planting in this application. The trees to the east of the track shown on E/0701/FUL are not shown on this application which seems to be rather sloppy.

Apart from the landscaping the parish council's main concern, whilst recognising an agricultural need for secure storage, remains the access from the road into the site. This access is at the bottom of a dip in the road; the widening of the access and a warning of it must be a priority.

The parish council's concerns on E/0701/FUL remain relevant (these are reproduced in full below):

"The parish council have no objections to this building which, with the proposed planting would enhance the site and in agricultural terms is justified. However, the parish council has concerns regarding the access onto the highway for the following reasons:

1. The access is only about eight yards west of the Coate Road exit from the village.
2. Traffic travelling west, from Alton Barnes, comes round the bend at speed and is on top of the junction very quickly.
3. There will now be increased traffic into and out of this track and they will be largely slow moving tractors and heavy lorries delivering and collecting stores from this new building.
4. As a result of previous concerns expressed to the Highway Authority after several accidents and many near misses at this junction, a T-junction sign was erected on the bend to the east of this junction but appears to have had little effect. Because of the increased traffic that will now occur it has been suggested that a possible solution to this problem would be a stand alone electronic traffic actuated 'Slow Down – Junction' sign just after the existing T-junction sign. The parish council feels this would be much more effective in slowing traffic down than the present arrangement. The parish council wonders whether this could be made a condition of any planning permission."

**Wiltshire Council Agricultural Consultant** – a building of this size is warranted by the current agricultural practice. The existing buildings are in a dilapidated state and not well suited to modern agriculture.

**Wiltshire Council Highways Officer** – no objections. The access track joins the class III road at a low-point both on the classified road and on the track which creates substantial ponding at the entrance. As part of the works to the entrance, grips should be cut to either side connecting to soakaways. The following condition should be attached to any planning permission:

"Prior to commencement of the development details shall be submitted to the LPA for

approval of the surfacing of the first 10m of the access track the details to include a method for dealing with the collection of excess surface water such as grips and soakaways. The development shall not be brought into use until the approved details have been implemented to the satisfaction of the LPA.”

**Wiltshire Council Landscape & Countryside Officer** – objects on landscape grounds, drawing attention to his earlier comments on the previous refused application (E/0701/FUL), which are equally pertinent to this one.

I have negotiated a suitable location for the building in an alternative location that can be adequately drained and satisfies the landscape and visual concerns which have led to the previous two refusals. I am therefore surprised that a scheme which is basically similar to that refused has been resubmitted. It should be remembered that the protection of the character and appearance of the AONB is the overriding concern, and because a suitable alternative scheme has been negotiated, there is no reason to support the current proposal.

The site was looked at in considerable detail a year or two ago and resulted in the refusal of two applications. These applications were K/53669/F and K/54546/F, both of which were refused due to the detrimental impact on the character and appearance of the landscape and AONB. K/53669/F was for the current site and K/54546/F was for replacement to the existing buildings at the base of the scarp up the track from the application site, but again was deemed unacceptable in terms of the AONB and landscape.

“The existing buildings are part of an old war time complex which are now falling into disrepair. They are located in an isolated location away from other farm buildings and have a very wide zone of visual influence (ZVI) which encompasses some of the most sensitive parts of the AONB including the Pewsey Downs Nature Reserve, Wansdyke and ridge of the Marlborough Downs, as well as numerous viewpoints along the scarp and lowland viewpoints from the Allington to Alton road and surrounding public rights of way. The buildings are of no merit and are a visual distraction in the gently undulating, open, landscape at the scarp base. The proposed replacement is a purely functional standard agricultural building of greater depth and height than the existing buildings and adjacent to the public footpath which passes the site.

The new building will appear as a prominent and incongruous intrusion into the landscape, and being a new and larger building will be visually more prominent than the existing. The proposed planting will have very little impact in mitigating the detrimental impact of this isolated shed in the countryside. I therefore consider that the location, size and design of the building is unacceptable and does not comply with the requirement to sensitively locate new farm buildings, preferably in conjunction with existing buildings. Ideally, the existing buildings should be removed and the site returned to agriculture.

I am always aware of the need for farm buildings in the countryside to enable farming practices to continue. However, this is one of the rare cases where the protection of the landscape has to override the need for the building. As the applicant is well aware, the view of the Council is that the redevelopment of this site is contrary to Kennet's general development and landscape protection policies; it does not comply with the requirements of PPS7 or the Wiltshire Structure Plan in respect of the protection of the AONB, and falls foul of the requirements of the Kennet Landscape Conservation Strategy SPG. The site is clearly unsuitable for a new building of the size, and in the location proposed, and therefore, as with the previous application and being consistent with previous pre-application advice given, this application must be refused.

**Wiltshire Council Rights of Way Officer** – no comments as the proposed building does not impinge on the right of way.

## 9. Publicity

The application has been advertised by site notice. Neighbour notification has also been carried out. No representations have been received.

## 10. Planning Considerations

This is the third in a series of planning applications for a replacement agricultural building on this particular site. The two previous planning applications were refused on landscape and visual grounds. The building being proposed under the current application is slightly smaller than that proposed under the earlier applications, but is still more than twice the size of the existing buildings. The site occupies a very exposed position within the AONB and there are numerous public viewpoints from the scarp and surrounding lowland areas, including views from the public highway and public rights of way. The Landscape & Countryside Officer's comments reproduced above set out the landscape issues in more detail.

Overall, officers maintain their view that the proposed building, by virtue of its size and prominent location within open countryside would create a visually prominent and highly intrusive feature which could not be adequately mitigated by the proposed landscaping. It is considered that the proposal would detract from the appearance of the countryside and would fail the statutory test of conserving and enhancing the area of outstanding natural beauty

The alternative site mentioned by the Landscape and Countryside Officer as suitable for the building lies in a fold in the landscape some 400 metres to the east. This site would be far more suitable in landscape terms. An alternative access would have to be provided from a location to the west with better visibility, but this should not be insurmountable.

The parish council raise concerns regarding highway safety. However, the Highway Officer raises no objections to the application, subject to a condition imposed to secure alterations to surfacing and drainage at the access point onto the road.

## RECOMMENDATION

**Refuse planning permission on the following grounds:**

- 1 The proposed building, by virtue of its size, height, utilitarian design and prominent location within open countryside would create a visually prominent and highly intrusive feature which could not be adequately mitigated by the very limited landscaping possible in this location. As such, the proposal would detract from the appearance of the countryside and would fail the statutory test of conserving and enhancing the natural beauty of the area of outstanding natural beauty. The proposal is therefore contrary to policies PD1 and NR7 of the Kennet Local Plan 2011, Supplementary Planning Guidance contained in the Kennet Landscape Conservation Strategy, Government guidance contained in PPS7 and the requirements of the Countryside and Rights of Way Act 2000.

<b>Appendices:</b>	None
<b>Background Documents Used in the Preparation of this Report:</b>	The application file and associated history files.

Date of Meeting	17 <sup>th</sup> December 2009
Application Number	E/09/1138/LBC
Site Address	5 Manor Farm Cottages, Allington, Devizes, Wiltshire, SN8 3NL
Proposal	Two Storey Extension
Applicant	Mr & Mrs A Fell
Town/Parish Council	All Cannings
Type of application	Listed Building Consent
Case Officer	Miss G Salisbury

### 1. Reason for the application being considered by Committee

This application and the following associated application for planning permission are before the Regulatory Committee at the request of Cllr Mr L Grundy.

### 2. Purpose of Report

To consider the recommendation that listed building consent is refused for the reason detailed below.

### 3. Report Summary

The main issue to consider is:

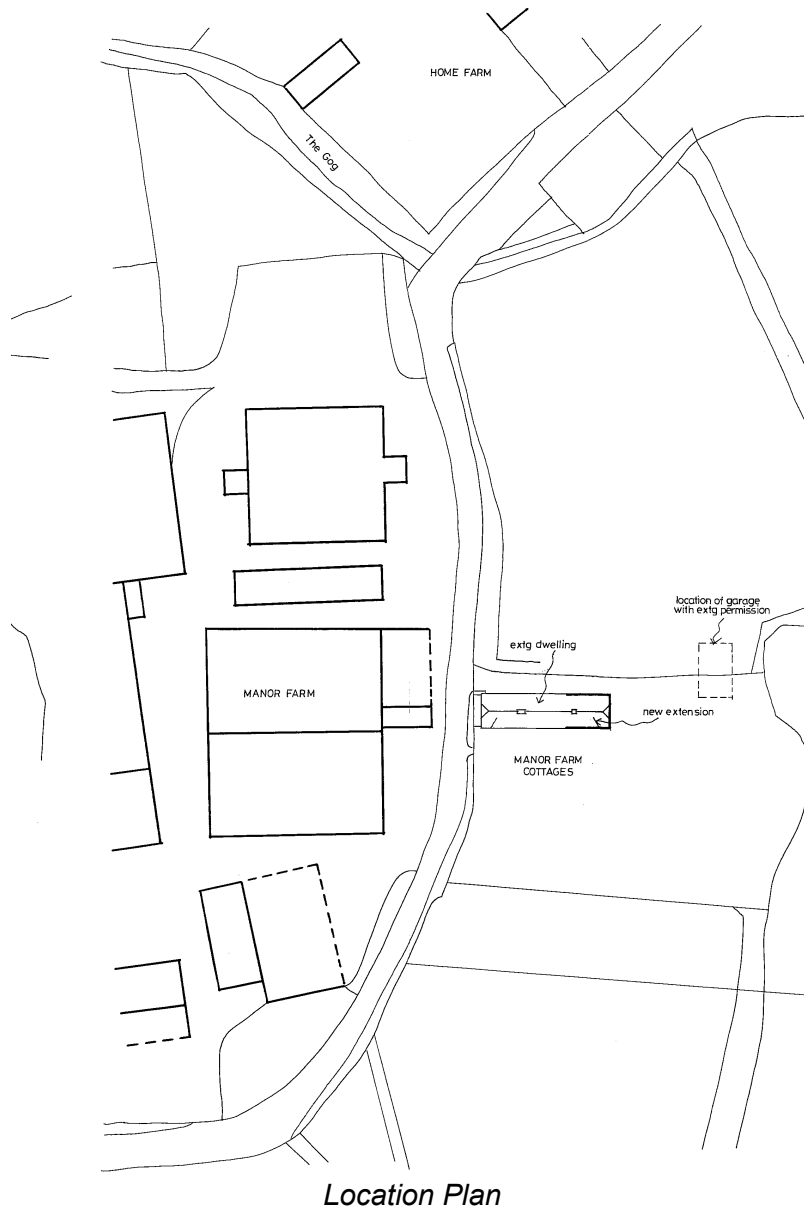
- The impact of the proposal on the character and special architectural and historic interest of this grade II listed building.

### 4. Site Description

No. 5 Manor Farm Cottages is an attractive timber framed and thatched building dating from the early 17<sup>th</sup> century in use as a single dwelling. The building is of special architectural and historic interest and is a grade II listed building. Significant features of the building include its strong linear shape and simple, uninterrupted, thatched roof.

The property is situated on the eastern side of the hamlet of Allington, accessed by the road that leaves the Devizes - Pewsey road and loops through the hamlet. The site is bordered to the east and south by open countryside. To the west on the opposite side of the road is an active farmyard (Manor Farm) and to the north, other village houses.





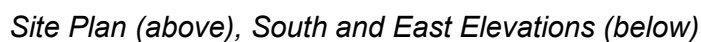
## 5. Planning History

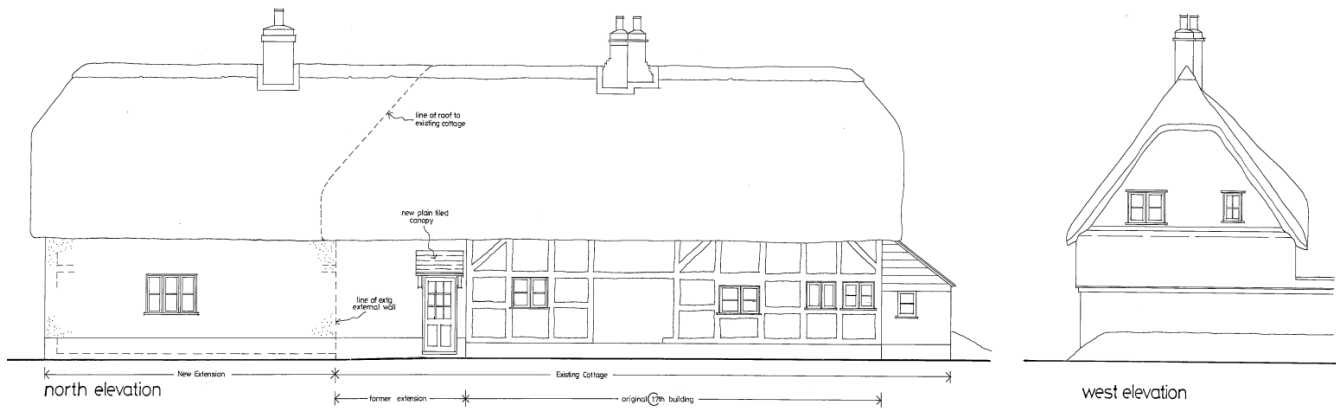
Application number	Proposal	Decision
E/09/0567/FUL & E/09/0568/LBC	Planning permission and listed building consent applications for a two storey cross wing extension at the eastern end of the property	Withdrawn June 2009
E/09/205/FUL	Change of use of land to facilitate construction of garage and store	Approved April 2009
K/16717/L	Eastern end of cottage to be rendered and painted white.	Approved December 1990

## 6. The Proposal

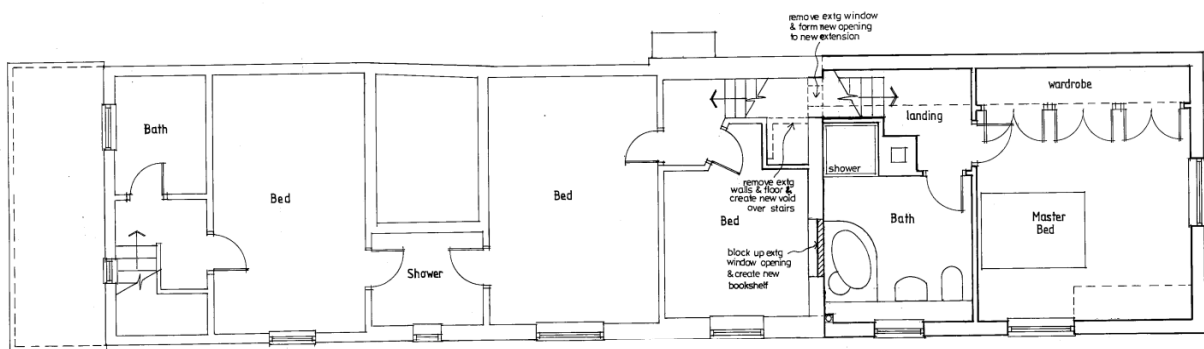
This application constitutes a revised scheme following the withdrawal of a previous application in June 2009. The previous application for a new cross wing at the eastern end of the building was withdrawn by the applicant in response to officer objections to the size and design of the scheme.

The extension measures approximately 7.8 metres in width by 5.6 metres in depth. The ridge is in line with the existing property. External materials are thatch to the roof and render to the walls with timber casement windows.

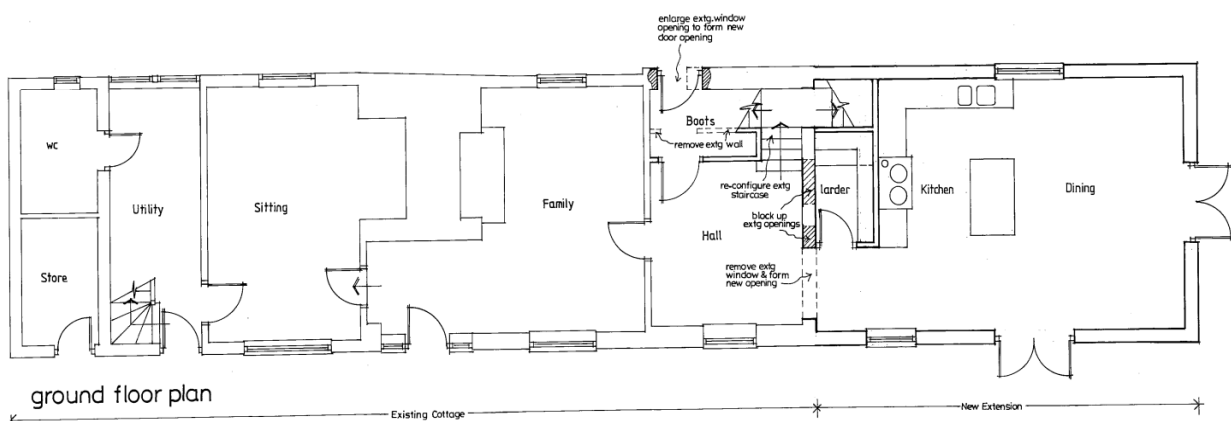




*North and West Elevations*



first floor plan



ground floor plan

*First and Ground Floor Plans*

## 7. Planning Policy

The following policy is considered relevant to this proposal;

- Central Government Policy set out in Planning Policy Guidance Note 15: Planning and the Historic Environment.

## 8. Consultations

**Parish Council:** No response received at date of preparation of report

**Conservation Officer:** Objection. The proposed extension will, by virtue of its overall scale, have an adverse impact on the historic character of the protected building. The addition of this further longer rendered section to the existing rendered extension of the original property will begin to dominate the original timber framed structure. The existing accommodation is not unviable and no objective justification has been provided to mitigate the adverse impact of the proposal. As such the requirements of current conservation legislation and policy have not been met.

## 9. Publicity

The application was advertised by site notice and press notice.

One letter of support has been received from a local resident who considers the overall size and design of the extension to be sympathetic and in keeping with the existing house.

## 10. Planning Considerations

The main consideration in respect of this proposal is the impact of the development on the special architectural and historic interest and the appearance of the listed building.

The building is a characteristic timber framed house dating from the 17<sup>th</sup> century with a later bay added in the 19<sup>th</sup> century at the end, now completed in render. The external timber framing currently dominates the external appearance of the building, which with its thatched roof and central chimney makes it instantly recognisable as an historic building.

The proposed extension is unacceptable because this historic element, instead of dominating the character and appearance of the building, will be less than half of what will be a much larger building. Simply put, the overall scale of the proposed extension is too large in relation to the existing property. It involves extending the building across two storeys by 7.7 metres – an increase of more than 50% in size to this 3 bedroom property. The result of this is an overly long extension that visually is out of keeping with the proportions of the existing dwelling. Instead of the existing historic timber framed building that has a single 3.5 metre length rendered extension that appears as a natural adjunct, the proposal would leave the historic timber framed element as the minor part of a much larger rendered building. As such, it is considered that the proposed extension will, by virtue of its overall scale, have an adverse impact on the historic character of the protected building. This is contrary to the advice contained in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15) that “modern extensions should not dominate the existing building in scale, material and situation”.

PPG15 also requires that applicants for listed building consent be able to justify the impact of their proposals and show how they are “desirable or necessary”. No such justification, as required by PPG 15 has been put forward. While sympathetic to any desire for additional accommodation, there is no suggestion that the property would be unviable or in danger of falling into disuse if no alterations were made.

This proposal would seriously damage the historic character and appearance of this building. Whilst extensions to listed buildings are some times possible, they must not damage the appearance or character of the building that gave rise to the reason for its listing in the first place. This proposal fails this test and reduces unacceptably the historic interest and character of the building.

## Conclusion

The proposed extension will, by virtue of its overall scale, design and appearance, have an adverse impact on the character and appearance of the listed building. The proposal is therefore contrary to current Government advice contained in PPG15.

Recommendation:

REFUSE

**For the following reason;**

1. The proposed development, by reason its scale, design and appearance would result in a substantial extension that in combination with the existing rendered bay extension would dominate the original timber framed structure, to the detriment of the character and appearance of this grade II listed building. Furthermore, no adequate justification has been provided to demonstrate why the works are desirable or necessary. The proposal is therefore contrary to Central Government planning guidance contained in PPG15: Planning and the Historic Environment.

<b>Appendices:</b>	<b>None</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>Planning and listed building applications files. PPG 15</b>

Date of Meeting	17 <sup>th</sup> December 2009
Application Number	E/09/1140/FUL
Site Address	5 Manor Farm Cottages, Allington, Devizes, Wiltshire, SN8 3NL
Proposal	Two Storey Extension
Applicant	Mr & Mrs Fell
Parish Council	All Cannings
Type of application	Full application
Case Officer	Miss G Salisbury

### 1. Reason for the application being considered by Committee

This planning application is associated with the previously reported application for listed building consent E/09/1138/LBC. It is before the Regulatory Committee at the request of the local ward member, Cllr Mr L Grundy.

### 2. Purpose of Report

To consider the above application and to recommend that planning permission is refused for the development proposed for the reasons detailed below.

### 3. Report Summary

The following information is all as reported under E/09/1138/LBC;

- Site description
- Planning history
- Publicity

It should be noted however that for the purposes of the planning application the site is located within the North Wessex Downs Area of Outstanding Natural Beauty and is within Flood Zones 2 and 3.

The description of the development is also the same as reported under E/09/1138/LBC with the exception that this application is for full planning permission for the erection of a two storey extension as opposed to an application for listed building consent.

The main issue to consider is:

- The impact of the proposal on the character and appearance of this grade II listed building.

### 4. Planning Policy

The following are considered relevant to this proposal;

- Kennet Local Plan Policy PD1
- Central Government Planning Guidance Note 15: Planning and the Historic Environment

## 5. Consultations

**Parish Council:** No response received to date.

**Conservation Officer:** Objection. Detailed grounds set out in the report on the listed building application above.

**Environment Agency:** The EA has referred the Council to their Flood Risk Standing Advice for the appropriate comments to be applied. This is that floor levels within the proposed development should be set no lower than existing levels and that flood proofing of the proposed development has been incorporated where appropriate.

**Wiltshire Fire and Rescue Service:** No objection. Comments relating to necessary and appropriate fire safety measures are included for the applicant's consideration.

## 6. Planning Considerations

The main consideration in respect of this planning application is the impact of the proposal on the character and appearance of the listed building. In considering this the issues are the same as previously reported for the associated listed building consent application E/09/1138/LBC.

In terms of relevant policy, when considering this application for planning permission consideration must be given to Kennet Local Plan Policy PD1. This is in addition to Central Government Policy PPG15: Planning and the Historic Environment which has been covered in the previous report.

Policy PD1 of the adopted Kennet Local Plan requires a high standard of design in all new development to ensure that the character, appearance and environmental quality of the Kennet area is maintained or enhanced. Of particular relevance to this application are criteria B(2) and B(7) which requires all new development to adequately address matters relating to the scale, height and massing of development (B(2)) and its relationship to historic features (B(7)).

As previously reported, the size of the proposed extension is significant in terms of its scale. It is considered that the overall scale of the extension is too large in relation to the existing property. The result of this is an overly wide/long extension that visually is out of keeping with the existing dwelling. The existing rendered bay already appears visually quite significant in the context of the original historic building and this, in combination with the addition of a further, longer, rendered section will dominate the original timber framed structure. The proposal therefore cannot be said to respect or compliment the existing context and is considered harmful to the character and appearance of this grade II listed building. As such the proposal is contrary to Kennet Local Plan Policy PD1.

## Conclusion

The proposed extension will, by virtue of its overall scale, have an adverse impact on the character and appearance of the listed building. The proposal therefore does not comply with Kennet Local Plan Policy PD1 or Central Government planning policy set out in PPG15.

## Recommendation

### REFUSE

For the following reason;

proposed development, by reason its scale, design and appearance would result in a substantial extension that in combination with the existing rendered bay extension would dominate the original timber framed structure, to the detriment of the character and appearance of this grade II listed building. The proposal is therefore contrary Kennet Local Plan Policy PD1 and Central Government planning guidance set out in PPG15: Planning and the Historic Environment.

<b>Appendices:</b>	<b>NONE</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>Planning application files and Kennet Local Plan.</b>