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02	08/00916/FUL	Timikel House, Crudwell, Malmesbury, Wiltshire, SN16 9EY	Erection of One Detached Dwelling (Revision to 07.02802.FUL)	Permission
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REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No. 6(1)

Date of Meeting	2 nd September 2009		
Application Number	09/00859/FUL		
Site Address	Box Wharf, Box, Wiltshire. SN13 8ER		
Proposal	Erection of 55 bed care home for the elderly and 14 extra care apartments (Use Class C2 use) and associated landscaping		
Applicant	Blueview Properties Ltd		
Town/Parish Council	Box		
Electoral Division	Box	Unitary Member	Sheila Parker
Grid Ref	382666 168897		
Type of application	FULL		
Case Officer	Tracy Smith	01249 706642	tracy.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

The application has been submitted to the Committee for decision at the request of Councillor Sheila Parker to assess the visual impact on the surrounding area.

The application was deferred at Committee on 12 August 2009 for clarification on the submitted plans.

Since the application was considered at committee additional and new revised photomontages and plans have now been received which are the subject of on-going discussions/clarification and will be fully listed as late observations.

The applicant has also submitted Design Justification Notes in response to members discussions. A fully copy is on the public file and website for viewing.

1. Purpose of Report

To consider the above application and to recommend that planning permission be REFUSED.

2. Main Issues

The main issues in considering the redevelopment of the site for a 55 bed care home and 14 extra care apartments are:

- need
- principle of development
- scale of development/impact on the AONB and Green Belt
- impact on residential amenities
- highways impact
- loss of employment
- Policies C3, NE1, NE4, NE15 and BD2 of the Local Plan 2011.

3. Site Description

The application site comprises 0.66ha of vacant industrial land situated to the north of the Great Western Railway Line and north west of the main built up form of Box.

The site is set down from the main A4 to the south and houses fronting The Wharf from which access is proposed to be taken. The site is level with the railway line and the mobile homes to the south of the site in Lycetts Orchard Caravan Park.

The timber merchants and Box Mill (Realworld studios complex) adjacent and to the west (separated via a public footpath) are at a lower level than the site.

The application site currently contains three vacant buildings both of which have a ridge height of approximately 6.5 metres and 7 metres respectively. The current footprint of development on the site is approximately 832sqm. The site is substantially hard surfaced with a significant belt of vegetation including trees on the western boundary adjoining Box Mill and the timber merchants.

The site has been substantially tidied up with storage silos, tanks and plant having been removed. The use of the site is General Industrial (Class B2) although use as Light Industrial and Offices (Class B1) could also take place without the need for permission.

The site is located within the designated Area of Outstanding Natural Beauty and Western Wilshire Green Belt. It is located outside but adjacent to the designated Box Conservation Area and is outside the framework boundary for the settlement.

4. Relevant Planning History

The site has no recent or relevant history to this current application.

5. Proposal

The application is for a 55 bed care home together with the development of 14 extra care two bed apartments together with associated landscaping, land remodelling and internal highways works.

The care home will provide both domiciliary and dementia care with accommodation provided over three and four storeys (including basement level in which under croft parking and ancillary facilities are provided).

The care home is located adjacent to the railway line on the western part of the site and will have a footprint of approximately 1057sqm.

The care home is set out over three and four storeys (including basement). Visibly at ground level the building appears as a three storey building with two storey wings. The three storey element runs parallel with the railway and has a ridge height of approximately 10.2 metres. The two storey elements have ridge heights in the region of 7.4 metres.

The extra care apartments are provided in two separate blocks of 6 and 8 and are aimed at occupants aged 55 and over. The accommodation provides two bedrooms per apartment and under croft parking for 18 spaces.

The apartments are provided between two block one three and one two storeys in height. The three storey block would have a ridge height of 11.3 metres. Their footprint is a total of 510sqm.

The development is proposed to be predominantly constructed of Ashlar stone, with elements of Bath stone coloured render with natural slate roofing.

6. Consultations

Box Parish Council object to both the original and revised plans as follows:

- outside the village framework in the AONB and Green Belt
- density of development and mixed use of care home and industrial
- objections for the doctors surgery and lack of consultation with the PCT
- footpath and pavement on the main road are unsuitable for the elderly
- no details given of the staff accommodation
- reduced amenity to neighbouring properties
- highways impact
- pictures and plans don't match
- has the need be demonstrated
- planning permission granted for retirement village/care home at Royal Arthur, Westwells/Neston.

Highways Officer – No objections subject to conditions.

Drainage Officer – No objections but highlights soakaways could be a problem.

Archaeology Officer – No objections.

Environmental Health – No objections subject to conditions,

Landscape Officer – No tree survey has been submitted and concerns are expressed regarding the potential impact and potential harm to trees which are of significance to the wider landscape.

Network Rail – No objection in principle

Wessex Water – Raise a number of issues in respect of foul disposal but no objection in principle. Issues include tree planting in proximity of existing public sewers, proximity of development to the Wharf sewer, lack of information regarding drainage proposals and the adequacy of the foul system. Off-site works likely to be required to provide water to the site and buildings over two storeys may need on site pump storage.

Environment Agency – No objections subject to conditions.

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

Biddestone and Slaughterford Parish Council comment that the proposal would be a useful facility.

42 letters of support have been received on the basis of need and the redevelopment of the site.

7 objections have been received on the following grounds:

- Loss of view
- Loss of privacy and amenity
- Loss of light
- Intensification of development and use of the site
- Highways impact
- Loss of parking and access rights

Further representations from neighbours were submitted in respect of the revised amendments and whilst they overcame concerns in terms of overlooking concern remained in terms of preservation of existing access rights and on street parking, remainder of the site being vacant

and/or employment development and overbearing impact of the care home (day rooms) on the privacy and amenity of the Realworld studios to the west.

8. Planning Considerations

Principle of development

As mentioned above the application site is located outside of the framework boundary of Box and as such is considered in policy terms to be located in the countryside.

The site is also located within the Green Belt and Area of Outstanding Natural Beauty.

The proposal is to redevelop part of the existing Box Wharf site for the development of a 55 bed care home and 18 extra care units.

The proposal needs to be considered against policies relating to the AONB, Green Belt and employment.

Policy NE1 of the Local Plan states that in the Green Belt outside of the village of Box approval will not be given for the construction of new buildings other than for agriculture/forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the Green Belt. The limited extension, alteration or replacement of dwellings or existing employment buildings is permitted. Approval will not be given for development which would not preserve the openness of the Green Belt.

The proposal thus represents inappropriate development and is by definition harmful to the Green Belt (paragraph 3.2 PPG2 Green Belts). Inappropriate development should not be approved except in "very special circumstances".

The applicants believe that "very special circumstances" exist because of the need for care accommodation in the Wiltshire area and within a 5 mile radius of the application site.

The assessment is based on a 5 mile catchment. No reason is given for the 5 mile catchment being used. However, it is clear that need identified in this catchment is in part a reflection of the constraints upon development in the area given the significant presence of Green Belt and AONB designations which cover half the catchment area. It is also a reason why no sequentially preferable sites are likely to be available within the 5 mile catchment.

The need for care accommodation in Wiltshire is not disputed. However, care development must be appropriately located complying with the relevant planning policies.

In this instance the need for care accommodation is not considered to constitute "very special circumstances" to outweigh the harm caused by inappropriate development.

The existing general industrial/light industrial and office use of the site has been considered. Whilst general industrial development is not an ideal use for the site and it is acknowledged that in association with the use of the existing buildings, outdoor storage might be re-instated, this is not a reason to permit redevelopment if it is unacceptable for other planning reasons.

Furthermore, the scale, form and massing of the existing development on the site is significantly less than is currently proposed.

In the AONB, to which Policy NE4 relates priority is given to the conservation and enhancement of the natural beauty of the landscape. In the AONB development is restricted to the change of use of existing buildings and/or development appropriate to the economic or social well-being of the area; that which is desirable for the understanding and enjoyment of its amenities.

The proposal in all cases must conserve or enhance the natural beauty of the landscape, be sited and designed so as to minimise its impact on the natural beauty of the area siting development close to existing buildings and use materials and landscaping appropriate to the area.

Other proposals and major developments will not be permitted except in exceptional circumstances.

It is not considered that any exceptional circumstances exist for this major development.

Scale of development and impact on the AONB, Green Belt and character and appearance of the area

As mentioned above in terms of both Policy NE1 and PPG2, the application represents inappropriate development in the Green Belt simply for its exclusion outside of the permitted forms.

The existing development footprint on the site is 779sqm spread over some six buildings with ridge heights of between 5 to 7 metres. Only one building has a ridge height of 7 metres at present with a footprint of 161sqm.

In comparison the proposed development would have a footprint of 1567sqm spread over two and three storeys above ground level with buildings having a range of ridge heights between 7 and 11 metres. The majority of development would have ridge heights in excess of 10 metres.

It is considered that the intensification of the built form on the site would be out of keeping with the character and appearance of the area, failing to conserve the AONB and preserve the openness of the Green Belt.

Furthermore, the proposed development could potentially impact upon a substantial tree belt on the western boundary of the site. No tree survey has been provided to assess the trees and the root protection zones that may or may not be required. Accordingly, it is not known whether the development is achievable in its current form or the further visual impact the scheme may have on the landscape. The absence of such information does not fundamentally alter the overriding policy objection to the proposal.

Impact on Residential Amenities

Residential properties adjoin the site to the east, namely nos. 4 and 3 The Wharf. These dwellings are two storeys in height with gardens to the side and rear and no. 4 has windows in its side elevation. The extra care apartments would be sited some 27 metres from habitable rooms in the block of 12 extra care units. Such a distance between habitable rooms is normally acceptable. However, no. 4 occupies an elevated position from the site and as such will be overlooked by windows at first and second floor in the apartments. The relationship between the existing and the proposal is unacceptable having regard to existing site levels and would be detrimental to the amenity of both occupants.

It is noted that trees are proposed to be planted on the boundary of no. 4 to mitigate such impact. However, it is uncertain as to whether such planting would be acceptable to Wessex Water given services in the area and notwithstanding this, landscaping should not be used in such a way given that after five years the requirement to retain such features can no longer be controlled by condition.

The Realworld studios are located to the west of the application site at a much lower level. In association with these studios is residential accommodation and a garden. The applicant has provided an image of the application site from the garden of the Realworld residential accommodation. This clearly shows the glazed day rooms on the gable closest the western boundary of the site, some 9 metres from the boundary.

Whilst window to window distances are in the region of 35 metres, it is considered that by reason of the substantial height differences between the Realworld Studios site and the application site, the proposed development would have an overbearing impact and would result in overlooking of the private garden space and the dwelling to the detriment of the privacy and amenity of existing residents.

This impact could be further exacerbated in the event that any trees along the boundary are required to be removed in order to facilitate the development.

The care home is proposed to be sited some 4 metres from the edge of the site boundary within the railway, some 22 metres distance from some caravans on Lycetts Orchard Caravan Park. This element of the care home is three storeys at ground level with a ridge height of 10.2 metres. Whilst it is noted that most rooms in this elevation will serve stores and stairwells, dining rooms and day rooms are also proposed.

It is considered that by reason of the distance between the existing residential mobile homes and the proposed care home, the proposed development would have a detrimental impact on the privacy and amenity of existing residents.

It is noted that trees are shown on suggested landscape plans. However, in light of comments above in respect of landscape mitigation and in light of comments received by Network Rail regarding trees along the boundary, such measures would not acceptably mitigate the residential impact to residents.

Highways Impact

Highways officer raise no objection to the proposal on highways grounds. Car parking on the site is considered to be adequate.

Loss of Employment

Whilst not technically an employment use (i.e. B1, B2 or B8 use classes), the proposed care development would generate some 55 jobs (both part-time and full time).

The site has been marketed for approximately 12 months with no success for Class B1 (light industrial and office use) to no avail and thus is redevelopment for a care home complies with Policy BD2. Furthermore, it is acknowledged that the proposed use would generate a comparable number of employment jobs if the site were used for B1 purposes today.

Accordingly, the proposal meets the requirements of Policy BD2.

9. Conclusion

The proposed development represents inappropriate development in the Green Belt based on Policy NE1 of the North Wiltshire Local Plan 2011 and PPG2 "Green Belts" since it falls outside of the parameters of development considered to be acceptable in such locations.

Notwithstanding the need for the development and the existing use of the site, these are not considered to be very special circumstances which justify this inappropriate development.

In addition, by reason of the scale and siting of the development, the built form on the site would be physically and visually intensified to the detriment of the character and appearance of the area. It would also fail to preserve the openness of the Green Belt as the physical presence of the site is intensified.

Furthermore, the development would have an overbearing impact and result in the loss of privacy and amenity to adjoining residential properties.

Accordingly, the proposed development is considered to be contrary to Policies C3, NE1, NE4 and NE15 of the adopted North Wiltshire Local Plan 2011.

10. Recommendation

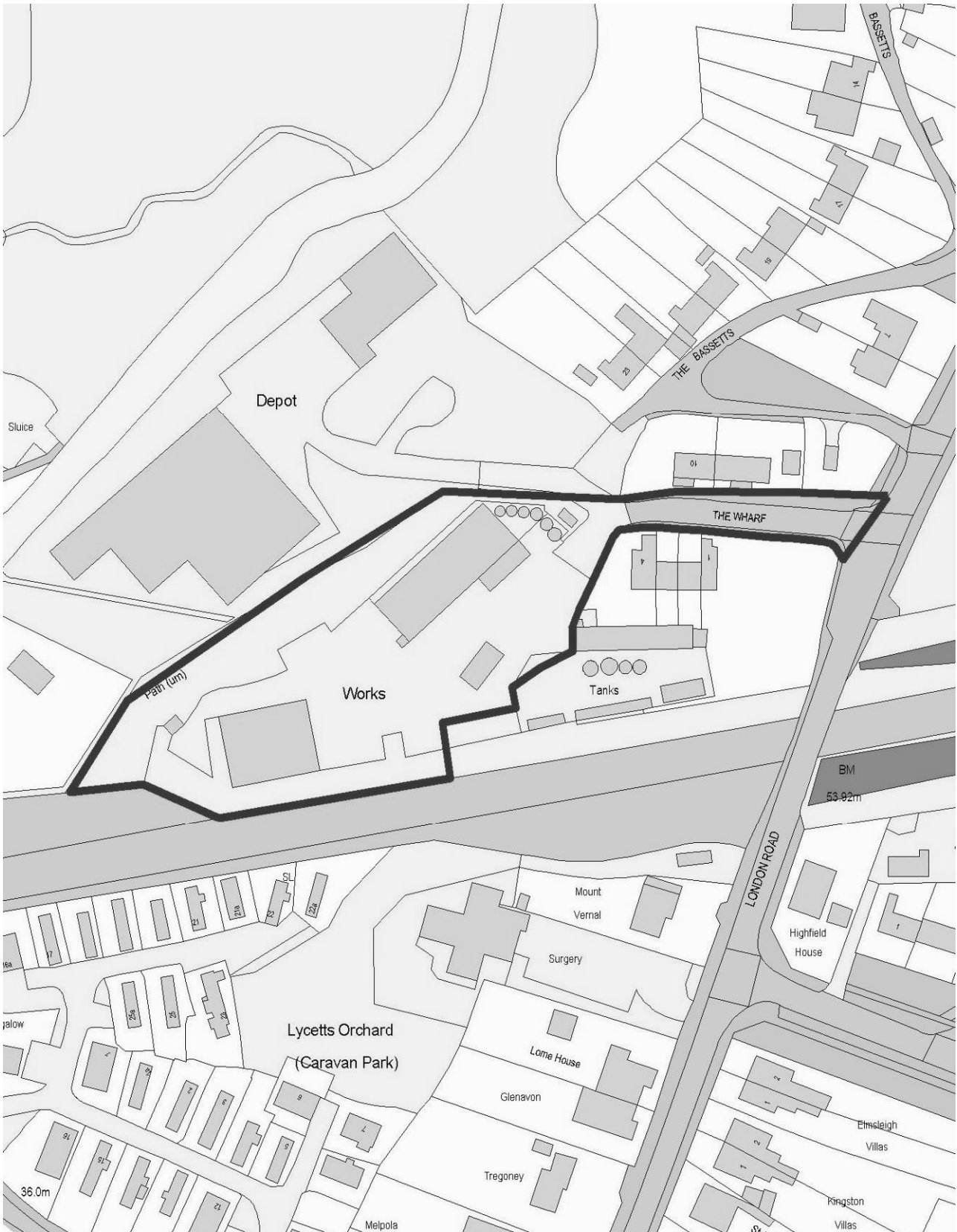
Planning Permission REFUSED For the following reasons:

1. The proposed development falls outside the categories permitted in Policy NE1 and thus represents inappropriate in the Green Belt. There are not considered to be any very special circumstances which would justify such inappropriate development and as a consequence the proposed development is contrary to Policy NE1 of the adopted North Wiltshire Local Plan 2011.

2. The proposal would result in the significant intensification in the scale, bulk and massing of development of the site which would be out of keeping with the site itself as well as the character and appearance of the area and would fail to preserve the openness of the Green Belt at this location as well as the designated Area of Outstanding Natural Beauty. Thus the proposal is contrary to Policies C3, NE1, NE4 and NE15 of the adopted North Wiltshire Local Plan 2011.

3. The proposed development by reason of its scale and siting would have an overbearing impact and loss of privacy and amenity of adjacent residential dwellings to the detriment of both existing and proposed residents contrary to Policy C3 of the adopted North Wiltshire Local Plan 2011.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20; 2.02; 2.21; 2.24; 2.25; 4.02; 4.03; 4.04; 4.07; 6.02



REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No. 6(2)

Date of Meeting	2 nd September 2009		
Application Number	N/08/00916/FUL		
Site Address	Timikel House, Crudwell		
Proposal	Erection of one detached dwelling (Revision to 07/02802/FUL)		
Applicant	Mr & Mrs F. Evans		
Town/Parish Council	Crduwell		
Electoral Division	Minety	Unitary Member	Carole Soden
Grid Ref	394688 192107		
Type of application	Full Application		
Case Officer	Celine Le Boedec-Hughes	01249 706668	celine.leboedec-hughes @wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been re-submitted to the committee for decision following the deferral of this application at the 25th June 2008 committee meeting in order to await the outcome of the hydrological survey which has now taken place in Crudwell and which was commissioned by North Wiltshire District Council.

1. Purpose of Report

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

2. Main Issues

The outstanding issue relates to drainage. The proposal was found to be acceptable in all other respects by the Development Control Committee in June 2008.

This application is for the erection of one detached dwelling on land to the north of Timikel House in Crudwell. The site lies within the settlement boundary of the village of Crudwell but just outside the Conservation Area. This application is a resubmission following the withdrawal of the previous application (Ref. 07/02802/FUL) to await the outcome of the Revised Affordable Housing Supplementary Planning Document. The proposal has been revised following negotiations and in order to address concerns relating to the over-development of the site and drainage issues.

The key points to consider are as follows:

- Implications on Local Plan Core Policy C3.
- Implications on Local Plan Policy H3 (Residential Development within Framework Boundaries).
- Policy CF3 (Provision of Open Space).
- Policy H6 (Affordable housing in Rural Areas)

3. Site Description

This application is for the erection of one detached dwelling to be sited on land which currently forms part of the residential curtilage of Timikel House in Crudwell. The application site is approximately 29m long at its longest point and between 6m and 18m wide.

The development site lies on what could be described as an island site, which falls within the framework boundary of Crudwell, and which currently accommodates two dwellings; Timikel House and Hedgehogs. The site is directly boarded by residential properties to the south and by roads to the north, east and west.

4. Relevant Planning History

Application Number	Proposal	Decision
07/02802/FUL	Erection of one detached dwelling	Withdrawn

5. Proposal

The application site lies within the defined framework boundary for Crudwell thus there is a principal in favour of development subject to the relevant criteria outlined in Policies C3 and H3 being satisfied.

This application was deferred at the 25th June 2008 committee meeting to await the outcome of a hydrological study which was taking place in Crudwell to address flooding issues. This study, which was commissioned by North Wiltshire District Council, has now been published.

The elevation drawings submitted show that the new dwelling is to incorporate a two storey and 1½ storey element sited at right angle to each other. The dwelling is to accommodate a utility room, kitchen/dining/sitting area, study and garage at ground floor level, with three bedrooms and two bathrooms above. The plans also show off-street car parking to the front of the property.

The plans for this application remain as previously submitted but the applicant has now signed a Section 106 agreement to ensure that a financial contribution is made towards public open space provision and affordable housing.

6. Consultations

The Parish Council objects to the proposal for the following reasons:

- Concrete base of house will further diminish soak-away potential.
- Area is being investigated by WCC and it would be premature to build on this piece of land.
- Site location plan is out of date and does not show the more recently built houses.
- Area to be built on is very small.
- Over-development and impact on highway safety.

Highways have raised no objections to the proposal subject to a number of conditions being attached to any permission granted.

The **Regeneration Officer** has advised that this proposal would incur a fee of £7,800 to contribute towards public open space provision.

The **Housing Officers** are advising that there is a demonstrable need in Crudwell for affordable housing as there are currently two households on the General Housing Needs Register as at 1st April 2008 seeking accommodation in this village.

The Council's **Drainage Engineer** originally objected to the application due to the impact the new dwelling would have on the existing drainage/flooding issues. However, the applicant is now proposing to install a water harvesting system at Timikel House to catch rain water from the house and patio area and recycle it for washing machine and cistern water within the new dwelling. On the basis that the proposal will be keeping a 'status quo', the Council's Drainage Engineer has withdrawn his objection.

The Council's Drainage Engineer has subsequently been involved in the commissioning of the hydrological survey undertaken and is fully aware of its findings. His recommendation is unchanged as a result of the survey.

The **Environment Agency** notes that this proposal falls outside the scope of matters on which the Agency is a statutory consultee. The Environment Agency therefore has no comment to make on this application.

Wessex Water have commented on the application and but has raised no objections to the proposal.

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

16 letters of objection have been received raising the following concerns:

- Site is a contributing factor in the recent floods.
- Impact on existing drainage infrastructure and culvert.
- Existing drainage infrastructure is inadequate.
- Further development will increase future risk of flooding.
- Over-development.
- Limited parking in vicinity.
- Highway, parking and visibility concerns.
- Impact on views and character of the village, loss of hegeline.
- Previous refusal on this site.
- Plans do not show all adjoining properties which is misleading.
- Overlooking and loss of light and privacy.
- Site flooded in excess of the 200mm stated by the applicants.
- Additional house will put further pressure on local drainage system.

8. Planning Considerations

The proposal is for the erection of one detached property on land to the north of Timikel House in Crudwell. Off-street car parking is proposed in the front garden of the new property.

The front, side and rear elevations of the property are to incorporate a number of doors and windows, whilst the roof is to be a gable roof to match other properties in the vicinity of the application site.

The application site lies within the defined framework boundary for Purton thus there is a principal in favour of development subject to the relevant criteria outlined in Policies C3 and H3 being satisfied.

Local residents have raised a number of concerns which are not planning considerations and therefore have not been considered as part of this proposal.

Amenity

In terms of impact on amenities, local residents are concerned that the development will lead to overlooking, loss of light and privacy. The plans show windows on the front, side and rear

elevations. On the basis that a road separates the new dwelling from those located to the north and west, it is difficult to see how this proposal will overlook surrounding residents or lead to loss of light or privacy. With regards to the property located to the south, the only window overlooking Timikel will be an obscure glazed bathroom window.

Overall, the proposed development is not considered to be detrimental to the amenities currently enjoyed by the local residents by reason of the siting and scale of the proposed dwelling and is therefore in accordance with Policies C3 of the North Wiltshire Local Plan (2011).

Scale of Development and Impact on Streetscene

The plans have been revised throughout the negotiating process to reduce the footprint of the proposed dwelling. The original plans received showed a larger house but it was considered that such a dwelling would lead to the over-development of the site which would have an adverse impact on the character and appearance of the streetscene.

The plans submitted show that the new dwelling is to be set back into the site, like Hedgehogs, and is to be of a similar style and design to both Timikel and Hedgehogs. The dwelling is to incorporate a gable roof with a dormer window proposed on the rear elevation.

The area is characterised by predominantly residential properties where there is no strict pattern of development. A mixture of housing designs, types and sizes also dominates the area. On this basis, it is considered that the design, size and scale of the proposed dwelling is acceptable and will sit comfortably within the general streetscene.

Flooding

A major concern raised by local residents is that of the impact of the proposed development on the existing drainage/flood infrastructure. The area has been the subject of major flooding in the past 12 months with some of the surrounding properties being flooded.

The proposal has been considered by the Council's Drainage Engineer who takes the view that providing that the applicant installs a water harvesting system to Timikel House to catch rain water from the house and patio areas and recycle it for washing machine and cistern water for the new dwelling, then he would raise no objections to the proposal on the basis that a 'status quo' situation would be retained. In addition, the design of the house has taken into consideration the risk of flooding and as such the floor height is to be 300mm higher than that of Timikel House.

In terms of the impact of the development on the existing infrastructure, this is a matter to be considered by Building Control.

In addition to the above comments, a hydrological survey, commissioned by North Wiltshire District Council, has subsequently been undertaken to look into the flooding issues in Crudwell. Scott Wilson, who undertook the Crudwell Flood Alleviation Hydraulic Modelling Study, highlighted three potential flood alleviation options:

1. Re-instatement of historic watercourse alignments which will involve the re-instatement of the Butts Brook and Goosey Brook by opening the historic watercourse paths, which have previously been blocked.
2. Swill Brook two-stage channel which would involve the construction of approximately a two-stage channel for approximately 500m of Swill Brook.
3. Widening of Swill Brook which would involve widening the entire channel of approximately 500m of the Swill's Brook's channel

It is understood that Wiltshire Council are now considering the installation of a 900mm wide diameter pipe in the vicinity of Timikel House which would alleviate flooding problems in this area.

The pipeworks are on Wiltshire Council's list of works to be undertaken but no timescale has been given.

Highways and Access

Residents are concerned that the development will affect the safety of drivers and pedestrians due to the limited visibility out of the site and the lack of car parking in the vicinity of the site.

These concerns have been taken into consideration when determining the application. The development site includes the provision of a minimum of two off-street car parking spaces and as such the proposal meets the Council's car parking standards. The visibility splays proposed are also acceptable in terms of highway safety requirements.

On this basis, County Highways support the proposal subject to a number of conditions being attached to any permission granted.

9. Conclusion

It is considered that the proposed residential development, by virtue of its siting, scale and design, will not be harmful to the character and appearance of this part of Crudwell, will have no impact on the amenities of adjoining occupiers and is acceptable in terms of flood risk and highway safety. On this basis, the proposal accords with Policies C3 and H3 of the North Wiltshire Local Plan (2011).

10. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed residential development, by virtue of its siting, scale and design, will not be harmful to the character and appearance of this part of Crudwell, will have no impact on the amenities of adjoining occupiers and is acceptable in terms of flood risk and highway safety. On this basis, the proposal accords with Policies C3 and H3 of the North Wiltshire Local Plan (2011).

Subject to the following conditions:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The driveway for the first 3m from the edge of the carriageway shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.

Reason: In the interest of highway safety and to comply with Policy C3 of the North Wiltshire Local Plan (2011).

3. The development hereby permitted shall not be occupied until the visibility splays shown on the submitted plan have been provided with no obstruction to visibility at or below a height of 900mm above the nearside carriageway level. The visibility splays shall thereafter be maintained free of obstruction at all times.

Reason: In the interest of highway safety and to comply with Policy C3 of the North Wiltshire Local Plan (2011).

4. The materials to be used externally for the roof and walls on the proposed development shall match that of Timikel House in terms of type, colour, size and finish unless otherwise agreed in writing by the Local Planning Authority prior to works commencing.

Reason: In order to ensure the satisfactory appearance of the completed development and to comply with Policy C3 of the North Wiltshire Local Plan 2011.

5. Prior to the commencement of the development hereby permitted, details of the following matters (in respect of which approval is expressly reserved) shall be submitted to, and approved in writing by, the Local Planning Authority prior to works commencing on site:

- (1) Walls, fences, gates and other means of enclosure;
- (2) Ground surfacing materials;
- (3) Finished floor levels of all buildings;
- (4) Finished levels across the site;
- (5) The means of surface water disposal;
- (6) The means of foul sewage disposal.

The development shall be carried out in accordance with the details so approved.

Items 1 and 2 shall be completed prior to the occupation of the development hereby permitted.

Reason: In the interests of amenity and satisfactory layout.

6. The development hereby permitted shall not be commenced until details of the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. Details shall include:

- (a) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and proposals for their protection during and following construction works;
- (b) details of all proposed tree and shrub planting, including species, number, sizes and positions, together with seeded/turfed areas;
- (c) details of any hard-surfaced areas such as footpaths, pedestrian areas, steps, play-spaces etc.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area and to ensure the creation of a pleasant environment for the development and to comply with Policy C3 of the North Wiltshire Local Plan 2011.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) there shall be no extension or external alteration to any building forming part of the development hereby permitted.

Reason: In order to safeguard the amenity of the area by enabling the Local Planning Authority to consider individually whether planning permission should be granted for extensions and external alterations.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no further windows or other form of opening shall be introduced into the elevations of the dwelling hereby permitted.

Reason: In the interests of residential amenity and to comply with Policies C3 and H3 of the North Wiltshire Local Plan 2011.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages, sheds or other ancillary domestic outbuildings shall be erected anywhere on the site edged in red on the approved plans.

Reason: In the interests of residential amenity and to comply with Policies C3 of the North Wiltshire Local Plan 2011.

10. No development shall commence on site until details of the proposed rainwater harvesting system (including details of its position, appearance, capacity and general manufacturer's details) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall be installed prior to the dwelling hereby approved first being occupied and shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that flood alleviation measures are incorporated within the proposal.

Informatives:

1. 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 number A1/07/18/01, A1/07/18/02/A, A1/07/18/03/A, A1/07/18/04/A, A1/07/18/05/A and A1/07/18/06/A date stamped 19th May 2008.

2. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011:- C3, H3, H6, CF3

3. The applicant's attention is drawn to the contents of the attached letter from Wessex Water dated 21st April 2008.

4. This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated 3rd September 2008.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20; 2.02; 2.24; 3.06; 4.02; 4.04; 4.07; 5.01



REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No. 6(3)

Date of Meeting	2 nd September 2009		
Application Number	N/09/00708/FUL		
Site Address	Findhorn, Ashley, Box, Wiltshire SN13 8AN		
Proposal	2 Storey Side Extension Replacing Existing Garage, Single Storey Rear Extension with Terrace Over, External Alterations, Hardstanding and Raising of Roof Ridge to Accommodate Loft Conversion		
Applicant	Mr Chris Jones		
Town/Parish Council	Box		
Electoral Division	Box and Colerne	Unitary Member	Sheila Parker
Grid Ref	381225 168415		
Type of application	Full Application		
Case Officer	Brian Taylor	01249 706 683	brian.taylor@wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been submitted to the committee for decision at the discretion of the Area Development Manager. A request from Councillor Parker that the application be determined by the Area Planning Committee was received outside the 21 day period, but the issues raised (to assess the impact of the proposed development on the Green Belt) were considered to be of sufficient merit to refer to Committee in any event.

1. Purpose of Report

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

2. Main Issues

This application is for the erection of a two-storey side extension to replace the existing garage, a single storey rear extension with a terrace over, external alterations, a hardstanding area and the raising of the roof ridge to accommodate a loft conversion. The site lies within the Area of Outstanding Natural Beauty (AONB) and the Western Wiltshire Green Belt and falls just outside the Ashley Conservation Area. The site is boarded by residential properties on the south, east and west boundaries. The proposal has been the subject of negotiations.

The key points to consider are as follows:

- Implications on Local Plan Core Policy C3.
- Implications on Local Plan Policy H8 (Residential extensions).
- Impact of the development on the Green Belt (NE1 and PPG2) and Area of Outstanding Natural Beauty (NE4).

3. Site Description

The development site is located in Ashley and falls within the Green Belt and AONB and lies just outside the Conservation Area. The site is located in a predominantly residential area of the

village which is characterised by a mixture of dwelling styles and sizes, constructed in various designs and materials. The existing property is a 1950s style two-storey dwelling which overlooks the Box valley to the rear.

4. Relevant Planning History

Application Number	Proposal	Decision
None	None	None

5. Proposal

The plans have been amended throughout the process and the development can be broken-down as follows:

- A two-storey side extension following the demolition of the existing single storey garage extension. This extension is to be on a larger footprint than the existing garage and is to be approximately 4.3m wide (instead of 3.6m wide) and 8.5m deep (instead of 6.7m deep). A recess is proposed on the front elevation to create a break. This extension is to accommodate a kitchen, utility room and cloakroom at ground floor level and a bedroom and bathroom at first floor level.
- A single storey rear extension with balcony above. This extension is to be approximately 4m by 5m.
- The external alterations include changes to the windows/doors and changing the roof from a hipped roof to a gable roof. The applicant is also proposing to render the dwelling
- A hardstanding area is proposed to the front of the dwelling to create a patio area. The area is to be enclosed by a retaining wall due to the drop of the land.
- The roof ridge is to be raised by approximately 12cm to accommodate a loft conversion. A number of rooflight windows are proposed.

6. Consultations

Parish Council has concerns about the bulk and design of the roof in this application, but no objections in principle to an extension.

Highway Officers have raised no objections to the proposal subject to conditions being attached to any permission granted.

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

6 letters of objection have been received raising the following concerns:

- Loss of privacy / overlooking
- Extensions are disproportionately large
- Development will create an eyesore from the other side of the valley
- Loss of views
- Adverse impact on AONB
- Increase in height and changes to roof design will affect streetscene and views
- Changes to roof would be out of keeping with other properties which have hipped roofs
- Rendering the dwelling and introducing aluminium windows would be out of keeping
- Extensions would dominate the adjacent bungalows and streetscene

- Development will affect the setting of the Conservation Area
- Dwelling will look like a three-storey property
- House will look top-heavy
- Other people in Ashley have been refused planning permission for height increases

8. Planning Considerations

Introduction

Members should be aware that the applicant sought pre-application advice on this proposal and was given the advice that in principal the proposed level of extension was acceptable. It was only when the application was received and it was noted that the site was within the Green Belt that Officers raised some concerns with the applicant regarding the amount of development and particularly the increased height of the dwelling. Officers wrote to the applicant suggesting a number of amendments that would be required to make the proposal acceptable (22nd June 2009). The applicant agreed to make some changes, including removing dormer windows and reducing the height of the proposed roof (resulting in a 12cm increase in height overall). Officers have considered that it is appropriate for members to determine this application because of the implications on the Green Belt and interpretation of that policy.

Impact of the development on residential amenity

In terms of impact on amenities, local residents are concerned that the development will lead to loss of views and loss of privacy/overlooking.

These concerns have been taken into consideration but it is considered that due to the siting of the dwelling in relation to the adjoining properties and the height differences with the surrounding dwellings, the proposal will have no adverse impact in terms of loss of privacy. The proposed rooflights will, nevertheless, be conditioned to be at least 1.8m above floor level to prevent any possible overlooking.

The applicant is proposing a number of new windows within the side elevations of the extensions but these are to be at ground floor level only and will therefore not affect the amenities of those residents living either side of Findhorn. With regards to the new windows on the front elevation, these will be at the same height as existing windows and therefore are not considered to be unacceptable in terms of protecting the amenities of nearby residents. With regards to the proposed balcony area above the single storey rear extension, this is to be enclosed by a 1m high parapet wall but will also be sited in such a way and at a significant distance from the closest property (Heatherdene) that it will not affect the amenities of those particular residents.

The impact on views from adjoining properties is not a material planning consideration, although clearly any development that is considered to be overbearing on a neighbouring property would not be acceptable.

Overall, the proposed development is not considered to be detrimental to the amenities currently enjoyed by the local residents by reason of the siting of the proposed development and is, in this respect, in accordance with Policies C3 and H8 of the North Wiltshire Local Plan (2011).

Impact of the development on the Green Belt

Members will recall that Green Belt policy is one of the most stringent policies in the planning system. PPG2 Green Belts explains:

“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”

And :

“Inappropriate development is, by definition, harmful to the Green Belt. It is for the applicant to show why permission should be granted.”

Specifically in relation to extensions to dwellings PPG2 states:

*“Provided that it does not result in disproportionate additions over and above the size of the **original** building, the extension or alteration of dwellings is not inappropriate in Green Belts.”*

Therefore the first judgement to make in assessing this application is whether the additions and extensions proposed here are ‘*disproportionate additions over and above the size of the original building*’. This is not a judgement based on how visible the proposals might be.

The proposed development includes significant extensions to the side and rear and increasing the height of the existing dwelling to accommodate rooms within the roof void. These developments will all contribute to altering the character and appearance of the dwelling. There is no guidance as to how much development would be disproportionate, but in this case there has been a considerable amount of debate regarding the appropriateness of the extensions in relation to the Green Belt designation – not least with officers from the west area office who deal with a larger part of the Western Wiltshire Green Belt within Wiltshire. On balance officers have concluded that the extensions are acceptable and do not represent inappropriate development in the Green Belt. The proposed development is considered to be in accordance with Policy NE1 and NE4 of the North Wiltshire Local Plan (2011) and PPG2.

Impact on character of the area and Area of Outstanding Natural Beauty.

Whilst officers consider that the proposal complies with Green Belt policy (see above), in that it does not adversely affect its openness, the impact of the proposals on the character of the immediate surroundings and the AONB is also of importance.

The original property is a typical reconstructed stone 1950’s dwelling which is surrounded by properties of various styles and sizes, constructed in various designs and materials. As such, there is no strict pattern of development in the vicinity with each property having its own distinctive character and appearance. The existing dwelling adjoins single storey properties to the east and west. However, the differences in dwelling heights form part of the character and appearance of the streetscene and its diversity.

The extensions are significant, but following amendments secured through negotiation the elements that had most visual impact (the roof height and dormers) have been reduced or removed.

The proposed rendering of the entire house and the introduction of new powder coated aluminium windows are works that could be undertaken under Permitted Development rights for which the Local Planning Authority would have no control. On these grounds, such works would be difficult to resist however, as these works are proposed as part of this application, it is suggested that a condition regarding the colour of the render be attached to any permission granted.

The impact of the extensions and the changes to the roof line and roof ridge have been taken into consideration when coming to a recommendation on this application but on balance are not considered to be to such a scale that they would have an adverse impact on the openness of the Green Belt, the character of the area or on the natural beauty of the landscape.

The property can be seen from a distance, but the impact of the extensions is not considered to have a significant impact on these public views.

Highways and Access

The proposed alterations to the vehicular access and the creation of a tarmac driveway are considered to be acceptable and will not be detrimental to highway safety.

On this basis, County Highways support the proposal subject to a number of conditions being attached to any permission granted.

9. Conclusion

It is considered on balance that the proposed development will not be harmful to the character and appearance of the original dwelling or streetscene and will conserve the openness of the Green Belt and the landscape beauty of the Area of Outstanding Natural Beauty. The proposal will have no significant adverse impact on the amenities of adjoining occupiers and is acceptable in terms of highway safety. On this basis, the proposal accords with Policies C3, H8, NE1 and NE4 of the North Wiltshire Local Plan (2011) and PPG2.

10. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development will not be harmful to the character and appearance of the original dwelling or streetscene and will conserve and enhance the openness of the Green Belt and the landscape beauty of the Area of Outstanding Natural Beauty. The proposal will have no significant adverse impact on the amenities of adjoining occupiers and is acceptable in terms of highway safety. On this basis, the proposal accords with Policies C3, H8, NE1 and NE4 of the North Wiltshire Local Plan (2011) and PPG2 (Green Belts).

Subject to the following conditions:

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

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: In order that adequate provision is made for parking within the site in the interests of road safety.

POLICY: C3 and H8 of the North Wiltshire Local Plan (2011).

3. The rooflight windows hereby approved on the front (south) and side (east and west) elevations of the dwelling shall be installed not less than 1.8m above floor level.

REASON: In order to safeguard the privacy and amenities of the occupants of the adjoining premises.

POLICY: C3 and H8 of the North Wiltshire Local Plan (2011).

4. Notwithstanding the details shown on the submitted plans and forms, no development shall commence on site until details of the walling and roofing materials 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.

POLICY: C3, H8, NE1 and NE4 of the North Wiltshire Local Plan (2011).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

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

POLICY: C3, H8, NE1 and NE4 of the North Wiltshire Local Plan (2011).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the elevations or roofslopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY: C3, H8, NE1 and NE4 of the North Wiltshire Local Plan (2011).

Informatives

1. 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.

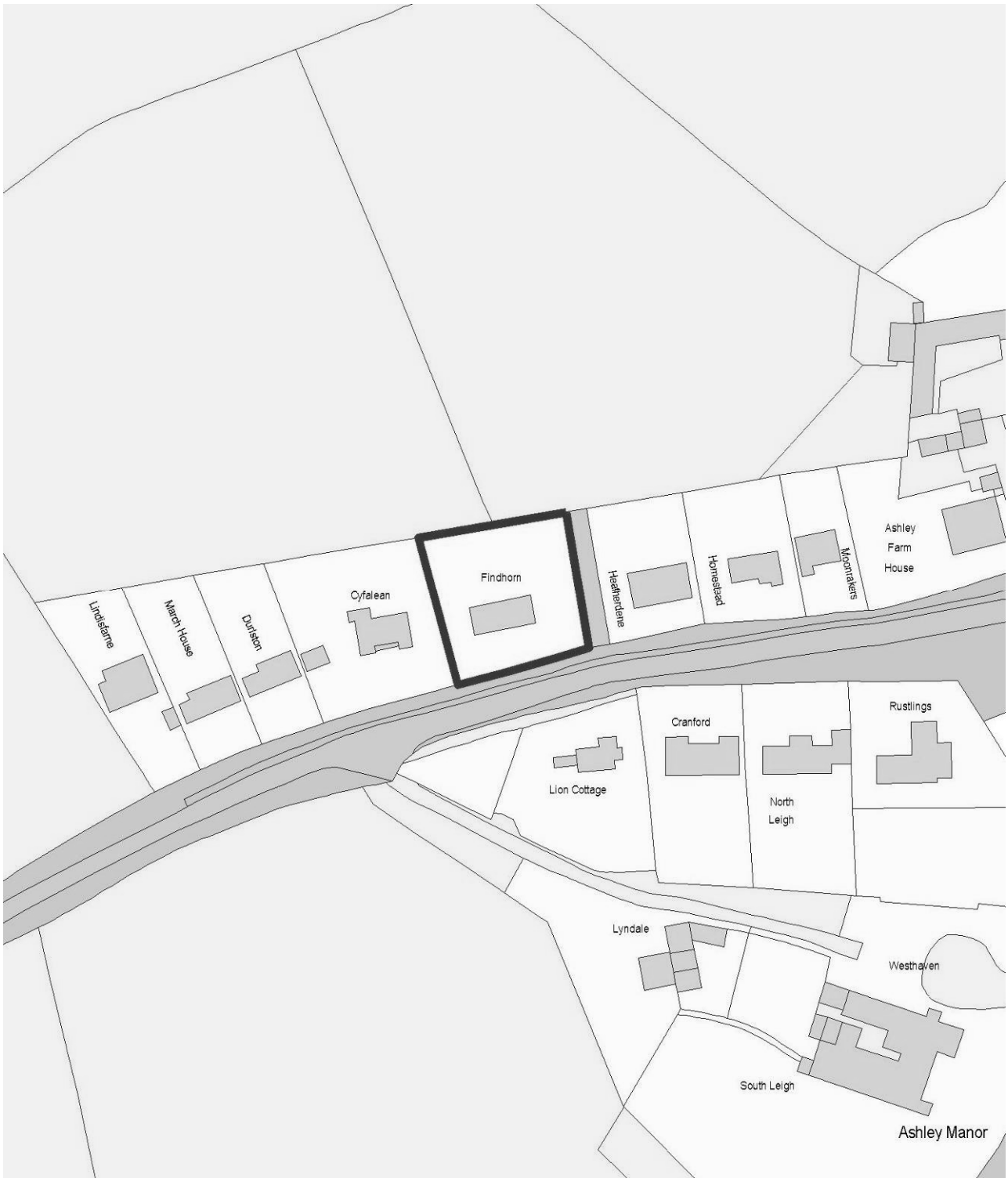
Drawing numbers 0907/J1, 0907/J2, 0907/J3 and 0907/J4 date stamped 7th July 2009.

2. The following policies of the Development Plan are relevant to this decision:

North Wiltshire Local Plan (2011): C3, H8, NE1 and NE4

3. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20; 2.02; 4.02; 4.04; 4.07; 4.09



REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No. 6(4)

Date of Meeting	2 nd September 2009		
Application Number	N/09/01141/FUL		
Site Address	Southleigh Farm, Leigh, Wiltshire SN6 6RQ		
Proposal	Erection of Agricultural Workers Dwelling		
Applicant	Mr Gash, C/O Agent, LPC (Trull) Ltd		
Town/Parish Council	Leigh		
Electoral Division	Minety	Unitary Member	Carole Soden
Grid Ref	405051 190947		
Type of application	Full Application		
Case Officer	Celine Le Boedec-Hughes	01249 706668	celine.leboedec-hughes @wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been submitted to the committee for decision at the request of Councillor Soden to assess the agricultural need for a dwelling on site.

1. Purpose of Report

To consider the above application and to recommend that planning permission be REFUSED.

2. Main Issues

This application is for the erection of one detached agricultural dwelling and double garage with farm office above on land to the east of the farm buildings forming part of the Southleigh Farm complex. Similar applications on this site have either been refused or withdrawn over the past two years.

The site lies within the open countryside and therefore the key points to consider when determining this application are as follows:

- Implications on Local Plan Core Policy C3.
- Implications on Local Plan Policy H4.
- Implications on Local Plan Policy NE15.
- PPS 7
- PPG13

3. Site Description

This application is for the erection of one detached agricultural dwelling to be sited in open countryside within the Parish of Leigh. The site location plan submitted shows that the proposed dwelling is to be sited in a field located to the rear of the existing farm buildings. The dwelling would be surrounded by open countryside to the north, south and east and to the existing farm buildings to the west.

4. Relevant Planning History

Application Number	Proposal	Decision
06/01984/OUT	Erection of agricultural dwelling with means of access (Outline)	Withdrawn
06/03089/COU	Siting of mobile home and change of use of land to residential use	Refused
07/01801/OUT	Erection of agricultural workers dwelling (Outline)	Withdrawn
07/02769/OUT	Erection of agricultural workers dwelling (Outline)	Refused
08/00484/COU	Change of use of existing holiday let to temporary agricultural workers dwelling	Permitted

5. Proposal

The plans submitted show that the proposed dwelling is to be approximately 10.8m wide and 7m deep with a projecting front gable measuring approximately 5.2m by 3.1m. The dwelling is to accommodate a kitchen, dining area and lounge at ground floor level with three bedrooms and two bathrooms above. A detached garage with office accommodation above is also proposed as part of this development and is to measure approximately 7m by 7m. The garage is to be linked to the main house by a covered walkway.

6. Consultations

Leigh Parish Council objects to the proposal on the grounds that the applicants should convert one of the holiday lets to permanent living area for them. The Parish also notes that no accounts show that since the applicants got temporary permission granted that a loss on rental of a unit has hindered the running of the business.

When previously consulted, **Thames Water** raised no objections to the development with regards to sewerage and water infrastructure.

When previously consulted, the **Environment Agency** raised no objections to the proposal.

When previously consulted, the **Environmental Health** Officers made no adverse comments.

The **Council's Agricultural Consultant's** response is including in the content of this report.

Highways recommend that this application be refused on highway grounds on the basis that the proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of Planning Policy Guidance Note 13, which seeks to reduce the growth in the length and number of motorised journeys

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

One letter of support has been received.

8. Planning Considerations

The applicants purchased the majority of the farmland and farm buildings in the late 1990s from Mr and Mrs Ponting. The farmhouse, which adjoins the farm buildings, was retained by the Ponting family. The applicants live away from the application site, in their dwelling in Hankerton, located some 6 miles away.

In addition to the agricultural enterprise, the applicants also run a successful holiday letting business from three converted buildings at Southleigh Farm. However, for the past 12 months or so, the applicants have been living in one of the converted units on site which was granted permission (Ref. 08/00484/COU) for a change of use from holiday let to temporary agricultural workers dwelling for a period of three years.

A number of statements, supporting evidence and business figures have been submitted with the application to demonstrate the need for an agricultural workers dwelling at Southleigh Farm. This information has been reviewed by the Council's Agricultural Consultant who concludes that, in accordance with national guidelines, an agricultural workers dwelling is not fully justified at the above site.

The proposed dwelling is to have a gross internal area of approximately 159m² which is not unusually large in relation to the functional need of the holding. With regards to the construction costs of the dwelling, the applicant advises that these are to be met from the sale of their existing dwelling at Hankerton which is currently on the market.

Functional and Financial Test:

The site is located within the open countryside for the purpose of the development plan, where new dwellings require special justification. In this case, the dwelling is required on the grounds of agricultural need. Paragraph 3 of Annex A of PPS7 provides guidance for the consideration of permanent agricultural dwellings. These include the following considerations:

At present, the applicants' farming practice comprises the production of finished beef cattle from under a bull beef system. A small suckler cow enterprise, comprising 34 breeding cows, with a further 15 in-calf heifers has also been commenced, with the cows due to calve in December. The cows will be calved indoors.

In the event that planning permission is granted and the dwelling constructed on the farm then the suckler herd will be expanded. The applicants plan to expand the suckler herd to 50 head, producing single suckled calves, for sale as finished animals at 24 to 30 months old.

1. Functional need:

Through the grant of planning permission for occupation of the holiday let as a dwelling for agricultural occupation for a temporary period of three years, the Council's Agricultural Consultant concludes that the functional need for an essential presence on site at most times has been recognised.

2. Financial test:

Paragraph 3 (iii) of Annex A states that the "agricultural activity concerned [must have] been established for at least three years, have been profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so". At paragraph 8 it is made clear that the holding must be economically viable.

Copies of the applicants' accounts over the trading periods to April 2008, April 2007 and April 2006 have been made available. The accounts include income from both the agricultural activities and the non-agricultural bed and breakfast business. The accounts indicate a varying level of profit across the three trading periods. Whilst a profit is shown, it is noted that profit includes income from the non-agricultural business. In this regard, it is noted that paragraph 3 (iii) expressly refers to "agricultural activity" in the context of the business. Accordingly, Officers take the view that the income from non-agricultural activities must be discounted.

Aside from the foregoing paragraph, the Council's Agricultural Consultant is of the opinion that the level of profit shown for the trading periods up to 2007 is insufficient to demonstrate economic viability. The level of profit shown for 2008 approaches viability, however, no allowance has been made for depreciation, which was previously allowed for in the 2007 and 2006 accounts (£4,300 and £3,600 respectively). If depreciation is taken into account at the previous levels, the unit does not attain viability.

There are no final accounts for the period ending April 2009 although a draft set of accounts has been submitted. The profit identified is approximately £17,000 with the current minimum agricultural wage being approximately £12,000 per annum. If depreciation is allowed for at the previous levels (approximately £4,000), then the unit just attains viability. In its current form, the business would appear to be just about viable. In this form, it is questionable whether the business has a clear prospect of remaining financially sound. It would be reasonable to assume that the applicant's proposed expansion of the suckler herd will increase returns and the overall stability of the business, however, those proposals have yet to be implemented.

Holiday Lets

The applicants currently live in one of the holiday lets on site but assert that the accommodation is too small as a long term solution as it has neither a boot room nor a farm office area. However, no discussions have taken place with the Local Planning Authority to determine whether any of the holiday lets could be extended to provide an extension to accommodate such facilities.

The existing temporary arrangement for accommodation through the use of the holiday unit does address the functional need at the holding and it would therefore be logical that such a dwelling should be considered in the first instance to address that need on a permanent basis.

Highways and Access

County Highways have been consulted and although they raise no objections to the proposed increased use of the access, they object to the development on the basis that the proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of Planning Policy Guidance Note 13, which seeks to reduce the growth in the length and number of motorised journeys.

9. Conclusion

On the basis that the proposal is a growing enterprise on this particular holding and that the financial test is not currently met, in accordance with the guidance contained within Annex A of PPS7, it is considered that it would be inappropriate and premature to allow a permanent dwelling at this time.

10. Recommendation

Planning Permission be REFUSED for the following reasons:

1. The proposed dwelling cannot be justified in connection with the essential needs of agriculture, under Annex A of Planning Policy Statement 7 'Sustainable Development in Rural Areas'. Therefore, the erection of an agricultural dwelling in the open countryside, outside the framework or physical limits of any established settlement, will be contrary to Policy H4 of the North Wiltshire Local Plan 2011 and PPS7.
2. The proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of Planning Policy Guidance Note 13, which seeks to reduce the growth in the length and number of motorised journeys.

Informatives:

1. This decision relates to documents/plans submitted with the application, listed below.

Plan References

Site location plan, drawing number 602/07/01 and 602/07/02, and plans showing proposed floor plans and elevations date stamped 1st July 2009.

2. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011:- C3, H4 and NE15
PPS7 and PPG13

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20, 2.02, 2.24, 2.25, 3.03, 4.02, 4.04, 4.07, 4.08, 4.09, 5.01, 5.03, 6.02, 6.03

