

AGENDA

Meeting: Southern Area Planning Committee

Place: The Pump Room, The Old Fire Station, The Enterprise Centre, 2 Salt Lane, Salisbury, SP1 1DU

Date: Thursday 19 December 2024

Time: 3.00 pm

Please direct any enquiries on this Agenda to Lisa Alexander of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01722 434560 or email lisa.alexander@wiltshire.gov.uk

Press enquiries to Communications on direct lines 01225 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership

Cllr Andrew Oliver (Chairman)

Cllr Sven Hocking (Vice-Chairman)

Cllr Richard Budden

Cllr Sam Charleston

Cllr Brian Dalton

Cllr George Jeans

Cllr Charles McGrath

Cllr Nabil Najjar

Cllr Bridget Wayman

Cllr Rich Rogers

Cllr Ricky Rogers

Substitutes:

Cllr Trevor Carbin

Cllr Ernie Clark

Cllr Kevin Daley

Cllr Ian McLennan

Cllr Graham Wright

Cllr Robert Yuill

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Public Participation

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#).

The full constitution can be found at [this link](#).

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For assistance on these and other matters please contact the officer named above for details

AGENDA

Part I

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

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 7 - 10*)

To approve and sign as a correct record the minutes of the meeting held on 14 November 2024.

3 **Declarations of Interest**

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

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation**

The Council welcomes contributions from members of the public.

Statements (Registered Speakers)

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register **no later than 10 minutes before the start of the meeting** with the officer named on the front of the agenda. If it is on the day of the meeting registration should be done in person.

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

Members of the public and others will have had the opportunity to make representations on planning applications and other items on the agenda, and to contact and lobby their local elected member and any other members of the planning committee, prior to the meeting.

Those circulating such information prior to the meeting, written or photographic, are advised to also provide a copy to the case officer for the application or item, in order to officially log the material as a representation, which will be verbally summarised at the meeting by the relevant officer, not included within any officer slide presentation if one is made. Circulation of new information which has not

been verified by planning officers or case officers is also not permitted during the meetings.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications.

Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on Thursday 12 December 2024, in order to be guaranteed of a written response. In order to receive a verbal response questions must be submitted no later than 5pm on Monday 16 December 2024. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals and Updates** (*Pages 11 - 12*)

To receive details of completed and pending appeals and other updates as appropriate.

Planning Applications

To consider and determine the following planning applications.

7 **Application Number: PL/2024/03227 - The Homestead, Sutton Hill, Sutton Mandeville, Salisbury, SP3 5ND** (*Pages 13 - 30*)

Installation of a ground mounted solar array and associated works.

8 **Application Number: PL/2024/03228 - The Homestead, Sutton Hill, Sutton Mandeville, Salisbury, SP3 5ND** (*Pages 31 - 50*)

Erection of agricultural building, soft landscaping and associated works.

9 **Application Number: PL/2024/05013 - Strukta Trade Store at 13 Edison Road, Salisbury, SP2 7NU** (*Pages 51 - 66*)

Part change of use of B8 Strukta Trade Store to incorporate Sui Generis members only retail club Campus & Co.

10 **Application Number: PL/2024/07428 (FULL) & PL/2024/07589 (LBC) - Howards House Hotel, Teffont Evias, Salisbury, SP3 5RJ** (*Pages 67 - 94*)

FULL

Construct a single storey orangery building to the south elevation of the building to form a dining room. Change of use of land to form car park for customers, involving laying of permeable surfacing to reinforce existing ground surface.

(resubmission of PL/2023/07927).

LBC

Formation of enlarged opening within timber framed partition between existing dining room and lounge at ground floor level within main hotel building. Construct a single storey orangery building to the south elevation of the building to form a dining room. (resubmission of PL/2023/08124)

- 11 **Application Number: PL/2022/00839 - Farmer Giles Farmstead Teffont**
(Pages 95 - 130)

Variation of condition 2 (demolition of buildings) on PL/2021/11405.

- 12 **Urgent Items**

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

Part II

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

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Southern Area Planning Committee

MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 14 NOVEMBER 2024 AT MARLBOROUGH ROOM, THE RED LION HOTEL, 4 MILFORD STREET, SALISBURY, SP1 2AU.

Present:

Cllr Sven Hocking (Vice-Chairman, in the Chair), Cllr Richard Budden, Cllr Sam Charleston, Cllr Brian Dalton, Cllr George Jeans, Cllr Nabil Najjar, Cllr Bridget Wayman and Cllr Ricky Rogers

61 **Apologies**

Apologies were received from:

- Cllr Charles McGrath
- Cllr Rich Rogers
- Cllr Andy Oliver

It was noted that Cllr Andy Oliver (Chairman) had been delayed by traffic and that Cllr Sven Hocking (Vice-Chairman) would chair the meeting. Cllr Oliver arrived after the Officer presentation and so did not take part in the meeting.

62 **Minutes of the Previous Meeting**

The minutes of the meeting held on Thursday 17 October 2024 were presented.

Resolved:

To approve as a correct record and sign the minutes.

63 **Declarations of Interest**

There were no declarations of interest.

64 **Chairman's Announcements**

The Chairman explained the meeting procedure to the members of the public.

65 **Public Participation**

The Committee noted the rules on public participation.

66 **Planning Appeals and Updates**

The committee received details of the appeal decisions as detailed in the agenda.

67 **Application Number: PL/2024/03723 - Springhill, Old Blandford Rd**

Public Participation

Mr Nick Cusack spoke in objection to the application

Mr Mark Maidment (Applicant) spoke in support of the application

Cllr Annie Riddle spoke in objection, on behalf of Salisbury City Council

A site visit took place prior to the committee meeting.

The Planning Officer, Hayley Clark, introduced a report which recommended that the application for two storey and single storey extensions and associated alterations, be approved.

Key details were stated to include the principle of development, scale, design, impacts on the character and the appearance of the area, residential amenity and highway issues.

A series of photographs and plans of the proposed development and site were shown throughout the presentation.

Members were made aware of the various third-party objections and concerns, including those from adjacent properties. It was advised that representations received in objection were focused on the impact to the neighbouring property Havendale, as well as scale and change in character of the current property. It was also suggested in the representations that the extension would be better placed if it were at the rear of the existing property and not to the front.

In addition, concerns had been raised around whether a larger property on the site would later be turned into a HMO or care home, however as clarified by the Officer, the application for consideration did not include change of use and therefore the Committee was reminded that it could only consider the application as it was presented.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details were sought on the difference between the current living space to the proposed, of which the Officer estimated the extension to be 2.5 times the size of the current dwelling and that it would be extend beyond the current footprint.

The site was also noted as being close to the boundary of a Special Landscape Area (SLA) but that this had no bearing on the application. It was clarified that SLA was a saved policy from the Salisbury District Local Plan.

Councillor Andy Oliver arrived at the meeting, but as he had not been present for the Officer presentation, he did not take part in the meeting.

Members of the public then had the opportunity to present their views to the committee as detailed above.

The Unitary Division Member, Councillor Brian Dalton read the comments of a neighbour living at Mulberries, who had been unable to attend the meeting. He then spoke in objection to the application, stating that he had called the application in to Committee for consideration in support of the resident's concerns, noting that he had also spoken to the applicant and had considered both sides of the situation.

Cllr Dalton agreed with there being no Highway concerns, however he supported the concerns relating to the proposed significant increase in size and height and the movement of the footprint by approximately 3m.

Cllr Dalton moved the motion of Refusal stating reasons as CP57, impact to neighbouring property and streetscene, the dominant outlook to Havendale, overdevelopment and bulk and height.

This motion was seconded by Cllr George Jeans.

A debate followed where the Committee discussed the height and scale of the proposed development and the suggestion that the extension would be preferable to neighbouring residents if it were situated at the rear of the current property. The large plot size was considered acceptable for the scale of development and the sloping nature of the land to the rear of the property was noted.

Clarity was sought on whether there were any rules which set limits to the size of a proposed extension, where the Officer noted that there had previously been a percentage figure which should not be exceeded, however that method of judgement had ceased some years previously.

To alleviate concerns raised, the Committee noted that if the application was approved, then any future change of use would need to be approved separately and would likely be brought to Committee for consideration.

At the close of debate, the Committee voted on the motion of Refusal, for the reasons as stated above.

It was;

Resolved

That planning permission be Refused for the following reasons:

The proposed development by reason of its scale, siting and design creates a large, incongruous, unsympathetic, prominent and dominating addition to the host dwelling which does not seek to take into account the local context. The proposed extensions add considerable bulk to the

existing dwelling, overwhelming the existing built form and also creating an overbearing and dominating impact on the amenity of the occupiers of Havendale to the detriment of their enjoyment of their home. As such the development is considered to be contrary to core policy 57 of the adopted Wiltshire Core Strategy which requires development to "create a strong sense of place through drawing on the local context and being complimentary to the locality.

68 **Urgent Items**

There were no urgent items

(Duration of meeting: 4.00 - 5.00 pm)

The Officer who has produced these minutes is Lisa Alexander of Democratic Services, direct line 01722 434560, e-mail lisa.alexander@wiltshire.gov.uk

Press enquiries to Communications, direct line 01225 713114 or email communications@wiltshire.gov.uk

**Wiltshire Council
Southern Area Planning Committee
19th December 2024**

There are no Planning Appeals Received between 01/11/2024 and 06/12/2024

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Start Date	Overturn at Cttee
PL/2024/00814	Land adjoining Springfield (to the south), Highfield Lane, Woodfalls, Salisbury, SP5 2NG	Redlynch	Erection of two dwellings (resubmission of PL/2022/09496)	DEL	Written Representations	Refuse	05/12/2024	No
PL/2024/07067	Land adjoining Springfield (to the south), Highfield Lane, Woodfalls, Salisbury, SP5 2NG	Redlynch	Erection of 1no dwelling and garage	DEL	Written Representations	Refuse	05/12/2024	No
PL/2024/02554	Brindisi, Pollen Lane, Figheledean, Salisbury, SP4 8JR	Figheledean	Demolishing existing property, build replacement dwelling.	DEL	Written Representations	Refuse	01/11/2024	No

Planning Appeals Decided between 01/11/2024 and 06/12/2024

Application No	Site Location	Parish	Proposal	DEL or COMM	Appeal Type	Officer Recommend	Appeal Decision	Decision Date	Costs Awarded?
PL/2023/05294	50 Church Street, Amesbury, Salisbury, SP4 7EU	Amesbury	Proposed rear extension, dormer windows and conversion of existing garage	DEL	Householder Appeal	Refuse	Allowed with Conditions	01/11/2024	None
PL/2024/04269	57 Wilton Road, Salisbury, SP2 7ER	Salisbury	Conversion of poster advertisement display to support digital poster.	DEL	Written Reps	Refuse	Dismissed	03/12/2024	None

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REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	19TH December 2024
Application Number	PL/2024/03227
Site Address	The Homestead, Sutton Hill, Sutton Mandeville, Salisbury, SP3 5ND
Proposal	Installation of a ground mounted solar array and associated works
Applicant	Ms. E. Lodge
Town/Parish Council	Sutton Mandeville
Electoral Division	Fovant & Chalke Valley ED – Cllr N. Najjar
Type of application	Full
Case Officer	Mrs. Becky Jones

REASON FOR THE APPLICATION BEING CONSIDERED BY COMMITTEE

The application is before the Planning Committee at the request of the Local Division Member for the following reason(s) –

- High levels of concern from local parish council and neighbours
- Visual impact upon the surrounding area
- Design – bulk, height, general appearance

1. PURPOSE OF REPORT

The purpose of this report is to assess the merits of the proposed development against the policies of the development plan and other material considerations. Having considered these, the report recommends that planning permission be APPROVED and subject to planning conditions.

2. MAIN ISSUES

1. Principle of development
2. Scale, design and impact on the National Landscape, settings of heritage assets, rights of way
3. Impact on neighbouring amenity
4. Ecology, protected species and Biodiversity Net Gain

3. SITE DESCRIPTION

The application site is approximately 0.04ha in area and located about 60m south east of an existing dwelling called 'The Homestead'. The site consists of a two-storey detached house with additional detached outbuildings including a barn and stables. The site is within the small village of Sutton Mandeville which designated as a Small Village in the Wiltshire Core

Strategy (WCS) and accessed by Sutton Hill. Sutton Mandeville is located within the Cranborne Chase National Landscape (AONB). The site is not within a Conservation Area, there are no Tree Preservation Orders affecting the site, there are no listed structures on site. Footpath SMAN13 Public Right of Way runs north/south through the field, east of the main house. SMAN 3 runs north/south in the field to the east of the site. The application site area for the solar array lies to the east of the dwelling, on an existing bund on a sloping field.



Nearby, Townsend is Grade II listed and lies to the west, Bonds is Grade II lies to the east, The Old Rectory Grade II lies to the east. Church Farmhouse Grade II lies opposite to the northeast. The Church of All Saints grade II* lies to the northeast with 4 designated associated monuments to the south side of the church.

4. RELEVANT PLANNING HISTORY

14/02330/FUL Single rear and two storey side extensions Approved

PL/2021/08926 Change Menage to tennis court Approved

PL/2023/00647 Demolition of existing two storey extension and erection of single storey extension. Barn and stable conversion and installation of new swimming pool and land for mounted solar array Approved

PL/2024/03228 – undetermined partner application for new agricultural building and associated works

5. PROPOSAL

The development involves the installation of six linear arrays of 15 ramped solar panels, 90 panels in total. Additionally, a field shed measuring 3.6m x 3.6m would be installed as a secure plant room for the solar array. The location of the installation would be on the south eastern corner of the field, to the east of the dwelling house and other associated buildings.

The solar panels would be orientated to face northwest, the total length will be circa 26m with a clearance above ground level (front) edge of approximately 0.18m and a height at the higher (rear) edge of up to 0.43m, at an angle of approximately 30 degrees. The batteries and inverters would be housed in the timber clad field shed with a standing seam metal roof. The connection works from the solar array to the dwelling would involve the excavation of a single trench which would contain the necessary cables which would be located at an appropriate depth below ground level.

The applicant intends to screen the solar array and its infrastructure from public view behind a landscaped bund, with additional new soft landscaping proposed. This is in addition to existing mature trees and hedgerows in the vicinity.

The 33KW output is intended to heat the swimming pool and other domestic needs. The application has been subject to a series of amendments to reduce the site area and increase the levels of proposed landscaping for the bund.

6. CONSULTATIONS

Climate - support – see principle section below

Conservation – no objection

Ecology – no objection subject to conditions

Natural England – no objections subject to conditions to secure mitigation. Appropriate Assessment agreed.

AONB Office – comments and advice

Public Protection – no objection to expected sound levels from solar array. Noise assessment not required.

Highways – No objection – proposal is not detrimental to highway safety

Rights of Way – no objection subject to informatives

Parish Council: Objection

At a public meeting held at The Stalls cafe on Monday 13th May 2024 Sutton Mandeville Parish Council voted to object to the proposal for a solar array due to its scale and position in the open field. Despite assurance of screening with vegetation the footprint of the array would have a detrimental and adverse impact on the landscape. It would be visible from several places along SMAN 3 and SMAN 13, and because of the industrial materials will be obtrusive in its proposed location and is inconsistent with any notion of cultural heritage within the parish. A 33kW array may be considered a micro power station in that it is several times larger than what may be found on an average house roof. The PC did not object to PL/2023/00647 which sited a slightly smaller array nearer the house and a mature hedge. Permission was granted for this, although nearby residents were not properly consulted for comments in the post covid period of winter 2022/23 and subsequently raised concerns. Any proposal which seeks to remove agricultural land must be carefully assessed on its merits, and in this case SMPC cannot see clear and compelling justification which would be acceptable to the parish as a whole.

Sutton Mandeville Parish Council held a second public meeting on 1st July to consider revised plans for this application. The plan for the solar array remains unchanged from the previous application except for a planting scheme designed to screen the array. Residents and councillors were unconvinced that this proposal would significantly mitigate the adverse impact of the solar panels on the landscape. Any planting would have to be monitored and assessed for its effective purpose ongoing and it is doubtful that any condition of planting can be precisely enforced. Therefore the PC's views remain the same as previously stated. It should however be noted that the PC previously supported a prior application for a slightly smaller solar array in a different location at the Homestead. The current proposal sites the extensive array in an open agricultural field at a distance from the domestic curtilage. Despite the proposed efforts to screen the array, it would be a prominent feature in the landscape, highly visible from RoWs and neighbouring properties. Given the existing permission to install a ground mounted array near the house and hedge, the PC firmly objects to this application.

7. REPRESENTATIONS

The application was publicised by letters posted to near neighbours and a site notice.

Objections summary – 4 households represented

- Scale of development on a slope, visual impact and harm to National Landscape (not small scale and unobtrusive)
- Inappropriate development in an agricultural field – change of use
- Ecological impact of a solar array, scale is unjustifiable and harmful
- Inadequate levels of existing vegetative screening, deciduous and ornamental plants. Inadequate to screen site from local homes
- Proximity of listed buildings and negative impact on their settings
- Impact on watercourse, increased risk of flooding
- Contours and land slopes not properly assessed or clear from plans – site is elevated and bund is higher than surroundings. Visible from listed buildings and rights of way
- Pedestrian gateway – *now removed from scheme plans*
- Air Source Heat Pumps - *now removed from scheme plans*
- Re-location of existing Right of Way SMAN13 – *this is not a matter for this planning application and is subject to a separate process and rights of way legislation.*
- A right of way up against the proposed solar array would be considered pleasant.

8. PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990 S66

National Planning Policy Framework 2023 and PPG

Wiltshire Core Strategy

Core Policy 2 Delivery Strategy

Core Policy 41 Sustainable Construction and Low Carbon Energy

Core Policy 42 Standalone Renewable Energy Installations

Core Policy 48 Supporting Rural Life

Core Policy 50 Biodiversity and Geodiversity

Core Policy 52: Green Infrastructure

Core Policy 51 Landscape

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 58 Conservation of the Historic Environment

Other:

Wiltshire Climate Strategy, adopted February 2022.

Cranborne Chase Partnership Plan (2019 – 2024) and Position Statement 5

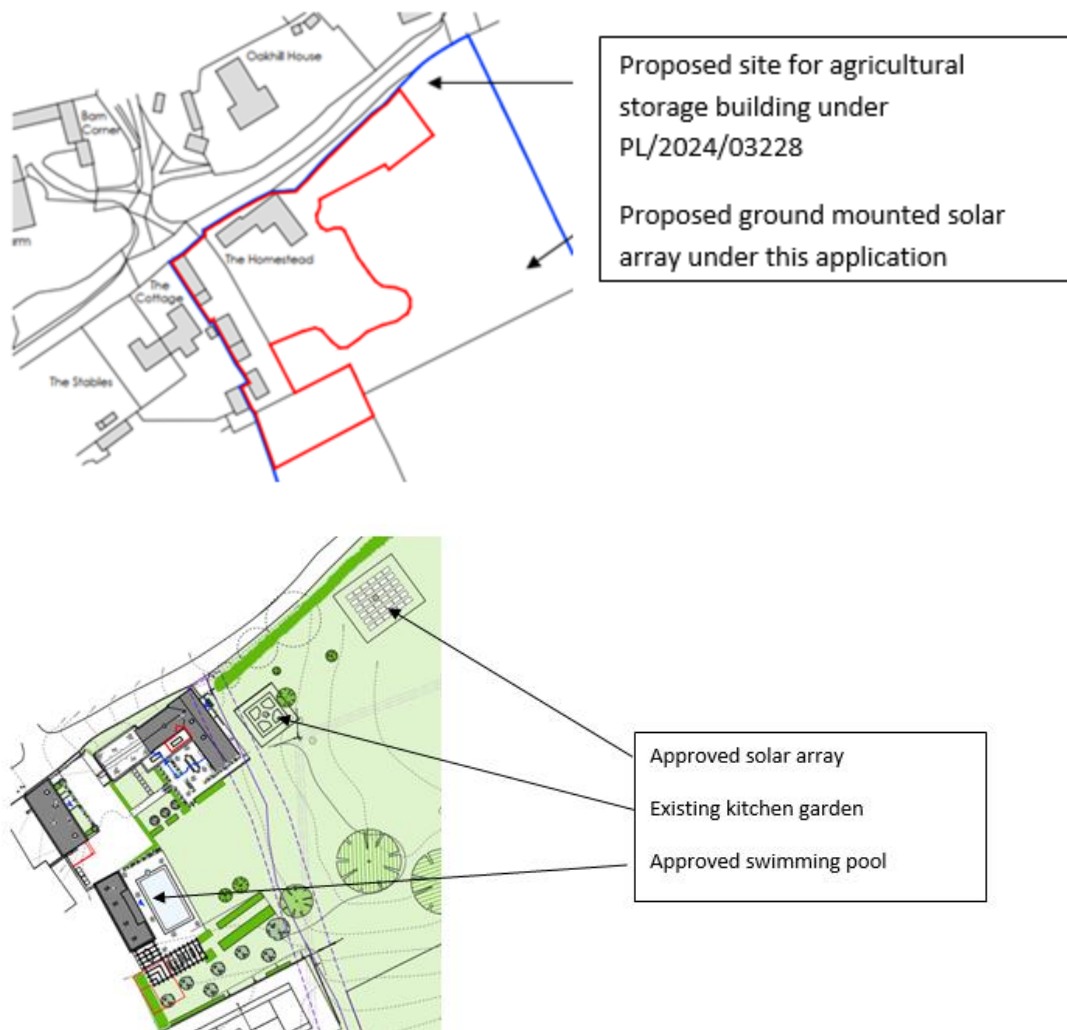
Neighbourhood Plan - undesignated

9. PLANNING CONSIDERATIONS

9.1 Background

The applicant has previously received planning consent to create a solar array closer to the house (at a lower ground level than the proposed site) but in the field to the east of the house. It is noted that the bund is shown on the existing site plan for PL/2023/00647.

Approved red line and site plans for PL/2023/00647:



The applicant is now seeking to relocate the solar array and provide a self contained building to house the inverters and batteries. The solar array would be sited on the existing bund and provided with a landscaped hedge and tree screen.

There is an accompanying application PL/2024/03228 for an agricultural storage building and this application is also being presented to committee for determination.

The estimated area of the existing holding outlined in blue is 2.6 hectares.

9.2 Principle

Planning permission is required for the development. The application must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF 2023 confirms in para 11 that plans and decisions should apply a presumption in favour of sustainable. For decision making, that means approving development proposals that accord with an up-to-date development plan without delay.

The site lies within the National Landscape (AONB) in the Chilmark Quarries bat SAC. These are protected sites under para 11 footnote 7 of the NPPF and therefore, the presumption in favour of sustainable development would not automatically apply to development where harm is identified to these designations.

Development in the countryside is normally strictly controlled. The application seeks to provide a ground mounted solar array in an agricultural field adjacent to a dwelling. Its purpose is to produce about 33KW of energy output to serve the domestic needs of Homestead, including an approved swimming pool.

Paragraph 7 of the NPPF states: *“The purpose of the planning system is to contribute to the achievement of sustainable development”* and paragraph 8 (c) makes it clear that mitigating and adapting to climate change is a core planning objective. Paragraph 157 states that the *planning system should support the transition to a low carbon future in a changing climate.... It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions.... and support renewable and low carbon energy and associated infrastructure.”*

When determining planning applications for renewable and low carbon development paragraph 163 is clear that local planning authorities should:

- *not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to significant cutting greenhouse gas emissions;*
- **approve the application if its impacts are (or can be made) acceptable**

Paragraph 164 states that: *“In determining planning applications, local planning authorities should give **significant weight** to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.*

Core Policy 41 of the Wiltshire Core Strategy (WCS) sets out that retrofitting measures to improve the energy performance of existing measures will be encouraged in accordance with.... the Energy Hierarchy. Core Policy 42 sets out that the principle of standalone renewable energy projects is acceptable.

The *principle* for the development of a solar array within the agricultural field adjacent to The Homestead has already been established by the consent under PL/2023/00647. The development is therefore acceptable in principle, as set out in the NPPF and WCS policies, subject to the detailed landscape and heritage considerations set out below.

9.3 Scale, design and impact on the National Landscape, settings of heritage assets, rights of way and neighbouring amenity

The site is located near to and is visible from several listed buildings which form part of the small village of Sutton Mandeville. S66 of the 1990 Act make provision to ensure that LPAs have **special regard** to the setting of listed buildings when considering development that may affect them. The NPPF Section 15 sets out the considerations for conserving and enhancing the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, **great weight** should be given to the asset's conservation. CP58 states that designated heritage assets and their

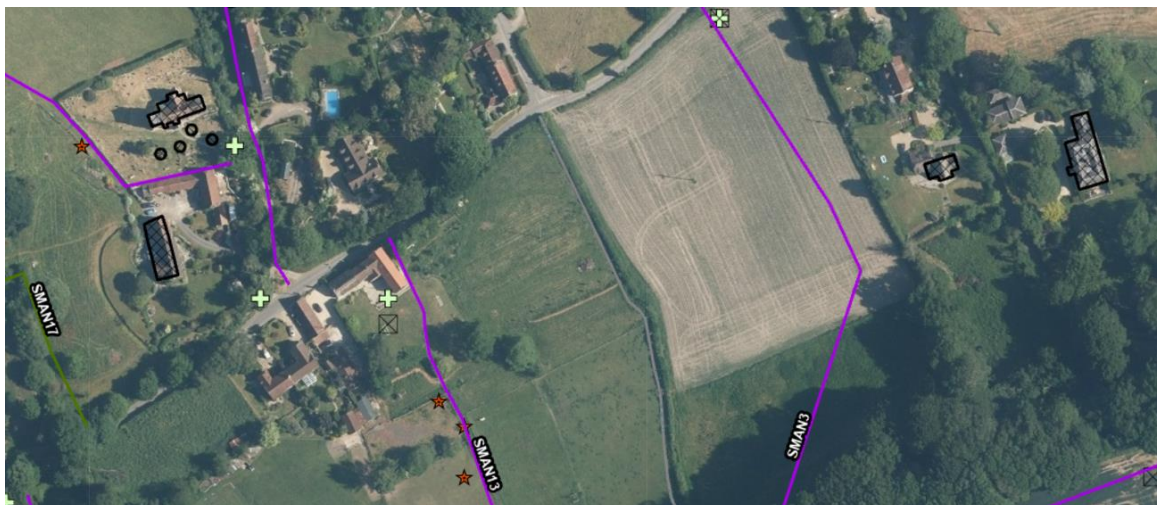
settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

The site (and the small village of Sutton Mandeville) is located within the countryside of the Cranborne Chase National Landscape (AONB) and great weight must be attached to the importance of landscape conservation and enhancement in this area (NPPF para 182). CP51 sets out the criteria for landscape conservation within the AONB and seeks to ensure that development proposals have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. CP57 sets out general design criteria for new development.

These objectives must be balanced against the *significant weight* that LPAs must apply when considering the need to support energy efficiency and low carbon heating improvements to existing buildings through installation of solar panels. Where the impacts are or can be made acceptable, LPAs should approve the application.

The site is located on sloping land, between two rights of way, and close to several listed buildings. A scheme of landscaping is proposed to screen the solar array positioned on the bund. However, the development is *likely* to be visible from the rights of way and *may* be visible from upper floors of nearby dwellings, particularly in winter time. The strong concerns expressed by several households in the vicinity of the site have been noted, and appropriate consultees including the NL Partnership, rights of way and the conservation officer have been asked to consider the scheme.

Rights of way (purple) and listed buildings (hatched)



Landscape Impact

The **Cranborne Chase Partnership Plan 2019-2024** recognises the challenges posed by proposals to install fields of photovoltaic (PV) panels in the NL and the long term changes they can bring to the appearance of the countryside. However, the plan also seeks to encourage *domestic* and *farmstead* scale schemes that offset existing energy use. Policy PT16 seeks to:

PT16	Support renewable energy generation by technologies that integrate with the landscape character, are neither visually intrusive to the AONB or its setting, nor impair significant views to or from it, are not harmful to wildlife, and are of an appropriate scale to their location and siting.
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The NL's **Position Statement No 5: Renewable Energy** considers:

This AONB Partnership recognises that small scale renewable energy projects may well be able to be accommodated within the landscape without causing significant harm. However, what constitutes “small” and the significance of any visual impact must be judged in relation to the critical characteristics which make that landscape special.

Projects which are close to existing settlements, where the impacts of manmade structures are more prevalent, are likely to be more acceptable than projects in the open countryside where visual clutter and intrusion should be avoided. It is expected that all renewable energy proposals will be subjected to a landscape and visual impact appraisal. Extra care will be necessary in connection with Listed Buildings and Conservation Areas where otherwise relatively innocuous equipment can have detrimental impacts.

The proposal is considered to be *relatively* small scale, it is for domestic purposes, and is in proximity to the existing built area of a small village. It does not constitute major development in planning terms. The National Landscape Partnership has not objected to the revised scheme. However, they emphasised the importance of securing appropriate screening and stated:

The PRoW does not appear to be shown on the submitted plans. I presume the route for underground services means all cabling will be underground? Assuming the representation of the panels is accurate, there would be 6 rows each comprising 15 panels. In order to achieve speedy establishment of the proposed hedge it would be advisable to specify / condition the use of readyhedge / instanthege which comprises hedging grown in troughs, similar to pot grown trees. Similarly, the proposed trees shown be standards and not whips.

Therefore, it can be reasonably concluded that subject to appropriately worded conditions, the scheme is not expected to have an adverse impact on the character of the National Landscape. No objection is raised to the modest timber clad inverter building. The Dark Night Skies Reserve can be protected by a suitable condition to control new external artificial

light – see ecology section. The proposal is considered to comply with CP51, CP57 and the NPPF and would not harm the character and appearance of the National Landscape.

Heritage Impact

The conservation officer undertook a site visit to look at The Homestead and the potential impact of the scheme on the settings of nearby listed buildings and other heritage assets. She concluded:

The Homestead - The significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest and which contribute to the character of the area. Homestead provides a significant contribution to the street scene due to its architectural form, materials, design and likely history.

Homestead lies to the south side of the main road running parallel to the road with an historic thatched building at its core and a larger L shaped extension to the east. There is a detached stone and tile building to the west side which lies gable end on to the road and all form an attractive group within the village. To the south, the land slopes, but then rises up to a belt of trees known as Townsend Copse. The fields to the east side of the Homestead are bounded by hedgerows.

Given the gradient of the land and existing hedgerows and bund it is considered the panels would not be seen from the road, nor from wider viewpoints at ground level providing the bund and hedgerows are maintained.

If the case officer is minded to approve the scheme, the height of the panels could be conditioned as could maintaining the roadside hedge and bund height with associated landscaping. If the hedgerows and bund were to be removed the panels would be more visible. There is no lighting proposed with the panels nor security fencing which would be obtrusive. If the panels are approved for a period of time a condition could be added so that the infrastructure including below ground cabling should also be removed. The inverter building is approx. 3.6m square and it is queried whether this can be inset into the bund to lessen additional buildings in the landscape.

The Church of All Saints and Church farmhouse is well concealed by trees and hedgerows and though Bonds can be seen in the distance it is not considered that it impacts on setting.

The applicant then responded to the points above and accepted the suggested conditions for height and hedgerows. Regarding the temporary nature, they stated:

This development is not intended to be temporary, we therefore prefer to avoid this becoming a condition. The solar array and associated infrastructure, including the below-ground cabling, are integral to the long-term functionality of the site. As such, we see this as a permanent installation that will contribute to the site's energy needs and sustainability goals over the long term.

The preference would be to keep the inverter building in the current proposed location. Insetting the building would require additional excavation and earthmoving work. This would also involve more extensive groundwork and possibly additional foundations. Additionally there may be increased long term maintenance costs associated with potential water ingress issues. This could require ongoing repairs or additional systems to manage water around the building.

We opted against the installation of the previously proposed ASHP. Instead, we are now planning to install a pool heater. Therefore, any reference to the ASHP is no longer relevant to this application

In conclusion, the conservation officer has examined the potential impacts of the development on heritage assets and concluded: *The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification. The impact of the proposals on heritage assets will be **neutral** and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.*

Therefore, subject to suitable conditions to ensure conservation of the landscape character of the NL and the settings of heritage assets including Homestead, there is no objection under CP58.

Rights of Way Impact

The existing right of way is subject to a separate process regarding potential diversion. The Rights of Way officer commented:

Public footpath SMAN13 runs to the south west of the proposed solar array. I do not consider it to have an adverse effect on the footpath. I therefore have no objection to the proposal.

Under a separate process for which consultation has not yet taken place (not related to this planning application) the applicant has submitted an application to divert the footpath along the field boundary at the east of the property. The proposed diversion route would run alongside the proposed solar array and it is not clear if the array would make the proposed diversion route unsuitable/ impassable. While this is not a consideration of this planning application it may mean that the applicant will not be able to provide a suitable route for the path to be diverted onto. These comments are not made in support of the proposal to divert the path but as an informative to ensure the applicant is aware of the potential conflict.

9.4 Impact on Neighbouring Amenity

Neighbours have strongly objected to the proposal on several grounds including the impact on their amenity and loss of outlook.

Core Policy 57 is not phrased in such a way as to *prevent* development which affects neighbouring properties, but it does require development to have regard to such matters. Similarly, the test of the NPPF is that the existing occupiers would still have a high standard of amenity and not that their existing amenity is not affected at all. Residential amenity refers to the quality of residential areas and the value to local residents and is affected by significant changes to the environment including privacy, outlook, daylighting and sunlight inside the house, living areas and within private garden spaces (which should be regarded as extensions to the living space of a house). It is an inherent part of the decision-making process for the LPA to assess the effects that a proposal will have on individuals and weigh these against the wider public interest in determining whether development should be allowed to proceed.

The public protection officer requested details of potential noise from the solar equipment then concluded there is no need for a noise assessment to be submitted for the scheme. No air source heat pumps are proposed as part of this application.

Therefore, whilst the solar array and storage building may be visible from neighbouring dwellings, their gardens and the rights of way, this is not an automatic reason for refusal on amenity grounds. The development is acceptable in appearance and would be screened by new hedge planting on the bund. The development would not impinge on light levels, cause any overlooking or generate undue noise or disturbance. Therefore, it can reasonably be concluded that appropriate levels of amenity are considered achievable in compliance with CP57.

9.5 Ecology, protected species and Biodiversity Net Gain

CP50 sets out the criteria for biodiversity and development. The ecologist has considered the proposals and concluded that there are no objections to the scheme, subject to conditions. The application site sits within the Chilmark Quarries bat SAC. The application therefore has potential to result in significant adverse impacts either alone or in combination with other projects within the statutorily designated sites. As required by the Habitats Regulations an Appropriate Assessment has been completed by the LPA. The assessment has reached a favourable conclusion, assuming the recommended conditions below are included in any permissions granted. The AA was sent to Natural England and approved by them, subject to the mitigation being secured by condition.

Due to the nature and location of the proposal, it is considered that there will be no mechanism for effect in terms of impacts upon bats. The submitted survey notes that there is low potential for reptiles within the vegetation and recommends two stage clearance which would allow for dispersal into the wider area which is welcomed. No water bodies have been identified within 250m of the site and therefore presence of Great Crested Newts is considered negligible. A condition would be imposed to ensure that there is no additional vegetation removal.

This application was submitted prior to Small Sites Biodiversity Net Gain (BNG) becoming mandatory. However, Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity. The NPPF also encourages applications to deliver measurable net gains. No demonstration of ways to deliver no net loss have been included within the application. However, the inclusion of enhancement measures for example bird and bat boxes can be secured by condition.

Natural England has endorsed the Appropriate Assessment and its recommendations. Further comments from NE are reflected in the proposed conditions and in conclusion, no objection is raised under CP50.

10. CONCLUSION – the ‘planning balance’

The application seeks to provide a ground mounted solar array in an agricultural field, to serve domestic needs. The site is on sloping land, between two rights of way, near to existing homes and listed buildings, within the National Landscape and Chilmark Quarries bat SAC.

The LPA should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic including through installation of solar panels. The proposal meets this objective and the NPPF para 163 advises that such schemes should be approved if the impacts are (or can be made) acceptable. Great weight must be given to landscape conservation in the National

Landscape. The proposal generally meets the objectives of the NL Management Plan and no objection is raised by the NL Partnership, provided a robust condition to secure adequate screening is imposed. Great weight must also be applied to the conservation of the settings of heritage assets and in this case, the conservation officer considers that the impact on the settings of listed buildings is neutral and raises no objection.

There are no identified harms that are likely to arise from the development in terms of neighbouring amenity, impacts on the existing rights of way, or to protected species. Some very modest weight may be attached to these considerations.

The development presents the opportunity to control lighting levels on the site and to reinforce native planting to the benefit of bat species within the Chilmark Quarries SAC. Biodiversity enhancement may also be achieved by condition and these considerations may all be afforded moderate weight in favour of the scheme.

In conclusion, provided appropriate conditions are imposed, the scheme is unlikely to have any negative effects on the National Landscape or the settings of heritage assets. The scheme meets the objectives for supporting energy efficiency and significant weight must be given to this matter. Given that consultees consider that the scheme can be made acceptable with suitable conditions and mitigation, the NPPF indicates that the scheme should be approved and the planning balance weighs in favour of the development.

RECOMMENDATION

That the application be GRANTED planning permission 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 the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing site plan ref 23/782/E003 Rev D Dated Nov 2023

Site Location Plan ref 23/782/E001 Rev B Dated Nov 2023

Proposed Site Plan (with additional screen planting and ASHPs removed) ref 23/782/P003 Rev F dated Nov 2023

Proposed Solar Panel Details ref 23/782/P101 Rev A Dated Nov 2023

Proposed Plant Store for Solar Array ref 23/782/P100 dated Nov 2023

Proposed Visibility Sections ref 10156/07/2023 dated July 2023

Planning Statement dated March 2024

Preliminary Ecological Assessment by Ecosupport dated 27th March 2024

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

3. The inverters and batteries for the solar panels hereby approved shall at all times be enclosed within the Plant Store building, which shall be maintained for this purpose for the lifetime of the development, in accordance with plan ref 23/782/P100 dated Nov 2023

Reason: To minimise noise disturbance in the interests of neighbouring amenities.

4. The solar panels hereby approved shall not be installed and no removal of any trees or shrubs shall take place until full details of a Wildlife Protection and Enhancement Scheme have been submitted to and approved in writing by the local planning authority. The details shall include:

- i) Measures that will be taken to avoid harm to wildlife, including timing of works to avoid nesting birds and reptiles, and pre-commencement checks for protected species including badger.
- ii) Quantification of biodiversity net gain provision including a plan showing the location(s) and type(s) of feature(s) to enhance the site for biodiversity (such as swift or bat boxes or designing lighting to encourage wildlife).
- iii) Measures to control lighting during construction
- iv) Measures to ensure no negative impacts on the quality of any water courses or bodies
- v) Measures to control dust during construction

The development shall be carried out in accordance with the agreed WPES

REASON: To avoid adverse impacts on biodiversity and to secure biodiversity enhancements.

5. The existing trees and hedges shown on the Existing Site Plan ref 23/782/E003 Rev D shall be retained and protected with an enclosure/fencing during any excavation works and installation of the solar panels. The hedgerow/ tree root protection areas (RPAs) shall be included and buffered accordingly.

The existing bund shall be maintained as part of the development, thereafter for the lifetime of the development and in accordance with the plans hereby approved.

The development, including the additional planting scheme for the site and bund, shall be carried out in strict accordance with the planting schedule (including readyhedge / instanthege or equivalent) on the following documents:

- Site Location Plan ref 23/782/E001 Rev B Dated Nov 2023

Any new trees shall be standards, in accordance with the schedule.

Reason: To avoid direct damage to hedgerow, shrubs and trees, through the compaction and disturbance of root protection zones which could cause deterioration of individual trees or shrubs. To protect potential habitat for bats. To ensure that the height of the screen planting on the bund is sufficient in height and density to adequately screen the development. For the protection, mitigation and enhancement of biodiversity and the character of the National Landscape.

6. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of ten years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

7. The solar panels hereby approved shall be installed in accordance with the proposed site section ref Proposed Visibility Sections ref 10156/07/2023 dated July 2023. The height of the panels above ground level shall not exceed 0.43 metres at an angle of 30 degrees.

Reason: In the interests of the landscape amenity of the National Landscape and the visual amenity of the settings of heritage assets.

8. No new artificial external light fixture or fitting will be installed within the application site or on the building until details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standard (E0 for the National Landscape) as set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats and to protect the International Dark Skies Reserve in the National Landscape. To protect the character of the area in the interest of the settings of heritage assets.

9. Notwithstanding the approved plans and materials schedule, the plant store building hereby approved shall not commence above slab level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Materials shall be matt in finish and dark in colour. Development shall be carried out in accordance with the approved details and maintained in that condition thereafter.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development above slab level commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the National Landscape.

10. Upon cessation of the use of the solar panel array, the site shall be decommissioned, the plant store shall be removed and the site shall be restored to its former agricultural use.

Reason: To ensure that the site is restored to its former agricultural use after the use ceases. In the interests of landscape amenity and biodiversity.

Informatives:

Rights of Way

The applicant has applied to divert public footpath SMAN13 between the field boundary and the proposed solar array. They should ensure that there is a minimum width of 3 metres available between the existing fence and the hedge around the solar array which must be maintained at all times.

Nesting Birds

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Lighting

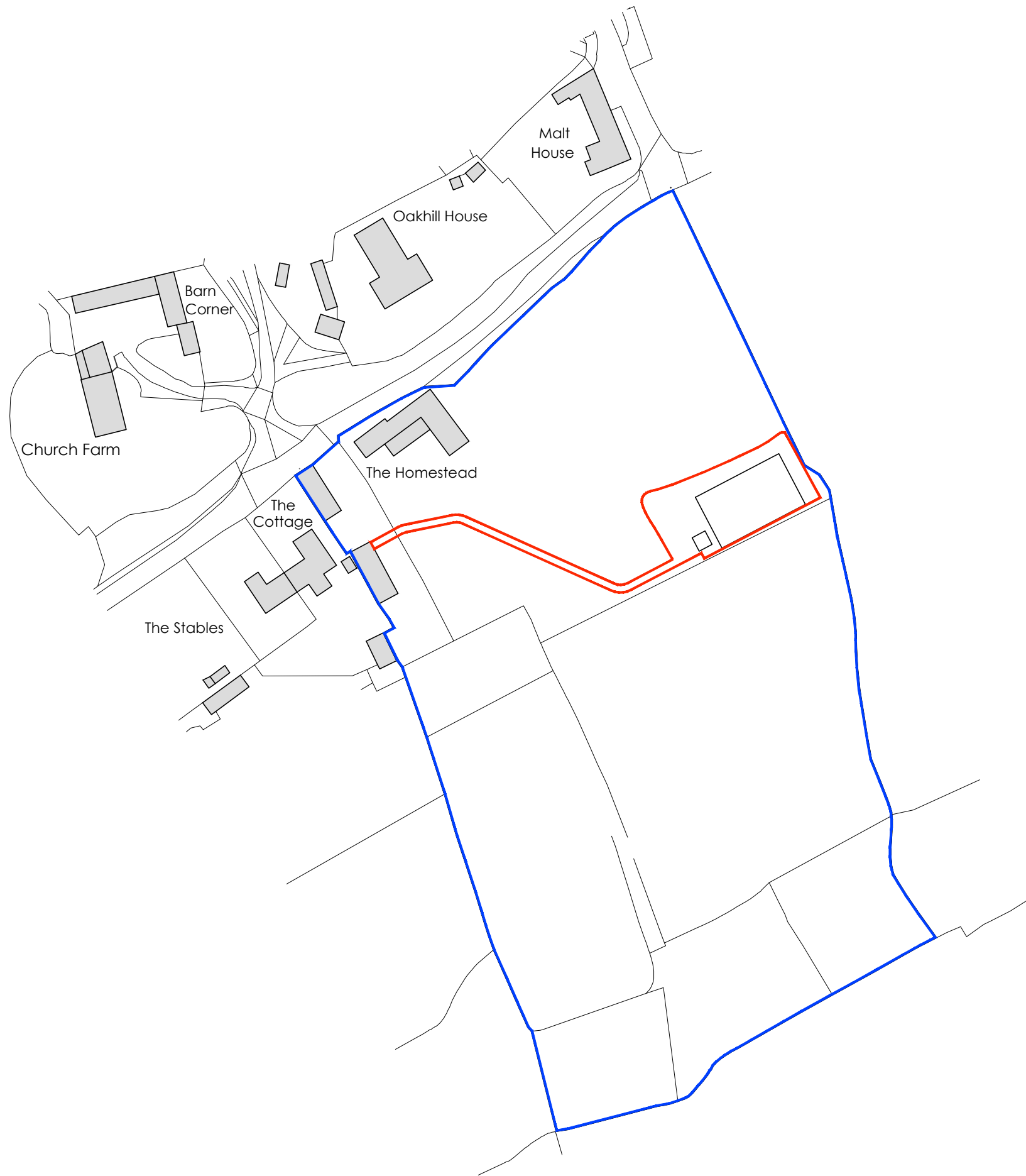
The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Reptiles

There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible in line with the recommendations made in (insert details of ecological report). If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk) Energy Efficiency
The applicant is encouraged to consider measures in their home to reduce energy consumption through energy efficiency measures. This ensures the Energy Hierarchy is being supported.

Biodiversity: The applicant's attention is drawn to the advice and website links in the comments received from Natural England dated 4/11/24

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NOTES

THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT PERMISSION

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND REFERENCE. ANY DISCREPANCIES TO BE CHECKED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS

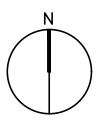
WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGER SCALE DRAWING IS TO BE WORKED TO

SCALE FOR PLANNING PURPOSES ONLY, FIGURED DIMENSIONS TO BE WORKED TO AT ALL TIMES

ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH THE RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS

PLEASE NOTE THE INFORMATION IS BASED UPON THE INDEPENDANT SURVEY INFORMATION PROVIDED. THE CONTRACTOR IS TO REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE CONFIGURATIONS.

- APPLICATION SITE BOUNDARY
- OWNERSHIP BOUNDARY



DETAILS	DATE	REVISION
GENERAL AMENDMENTS	04.06.24	B
GENERAL AMENDMENTS	12.03.24	A

PLANNING

HOMESTEAD, SUTTON MANDERVILLE
 EXISTING SITE LOCATION PLAN

date NOV 2023	client MR & MRS LODGE
scale 1 : 1250 @ A3	drawing no. 23 / 782 / E001
	revision B

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REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	19TH December 2024
Application Number	PL/2024/03228
Site Address	The Homestead, Sutton Hill, Sutton Mandeville, Salisbury, SP3 5ND
Proposal	Erection of agricultural building, soft landscaping and associated works
Applicant	Ms. E. Lodge
Town/Parish Council	Sutton Mandeville
Electoral Division	Fovant & Chalke Valley ED – Cllr N. Najjar
Type of application	Full
Case Officer	Mrs. Becky Jones

REASON FOR THE APPLICATION BEING CONSIDERED BY COMMITTEE

The application is before the Planning Committee at the request of the Local Division Member for the following reason(s) –

- High levels of concern from local parish council and neighbours
- Visual impact upon the surrounding area
- Design – bulk, height, general appearance

1. PURPOSE OF REPORT

The purpose of this report is to assess the merits of the proposed development against the policies of the development plan and other material considerations. Having considered these, the report recommends that planning permission be APPROVED and subject to planning conditions.

2. MAIN ISSUES

1. Principle of development and need for the building
2. Scale, design and impact on the National Landscape, settings of heritage assets, rights of way
3. Impact on neighbouring amenity
4. Ecology, protected species and Biodiversity Net Gain
5. Highway safety

3. SITE DESCRIPTION

The application site is approximately 400sqm in area and located about 60m north east of an existing dwelling called 'The Homestead'. Homestead comprises an agricultural holding laid to grassland extending approximately 2.6 hectares. The site consists of a two-storey

detached house with additional detached outbuildings including a barn and stables. The site is within the small village of Sutton Mandeville which is designated as a Small Village in the Wiltshire Core Strategy (WCS) and accessed via Sutton Hill. Sutton Mandeville is located within the Cranborne Chase National Landscape (AONB). The site is not within a Conservation Area, there are no Tree Preservation Orders affecting the site, there are no listed structures on site. Footpath SMAN13 Public Right of Way runs north/south through the field, east of the main house. SMAN 3 runs north/south in the field to the east of the site. The total approximate area of the land outlined in blue below is 2.6 hectares.

Application site in red and extent of agricultural holding in blue (c2.6ha)

Looking north east towards the site and boundary with Sutton Hill



Nearby, Townsend is Grade II listed and lies to the west, Bonds is Grade II lies to the east, The Old Rectory Grade II lies to the east. Church Farmhouse Grade II lies opposite to the northeast. The Church of All Saints grade II* lies to the northeast with 4 designated associated monuments to the south side of the church.

4. RELEVANT PLANNING HISTORY

14/02330/FUL Single rear and two storey side extensions Approved

PL/2021/08926 Change Menage to tennis court Approved

PL/2023/00647 Demolition of existing two storey extension and erection of single storey extension. Barn and stable conversion and installation of new swimming pool and land for mounted solar array Approved

PL/2024/03227 – undetermined partner application for new ground mounted solar array and associated works

5. PROPOSAL

This application proposes the erection of an agricultural building with an internal area of 39.3sqm. The agricultural building would measure about 5.9m x 7.9m and would have an eaves height of about 2.1m and a ridge height of 3.8m. Given the small size of the holding and the status of the site within the National Landscape (AONB) the agricultural building proposed would not constitute permitted development. The location for the building would be on the north eastern corner of the existing field, adjacent to Sutton Hill and to the east of the dwelling house and its associated buildings.

No hardstanding or access track is proposed and the proposed agricultural building would be powered by electricity from the main house.

6. CONSULTATIONS

AONB Office – comments and advice

Conservation – no objection

Ecology – no objection subject to conditions

Natural England – no objections subject to conditions to secure mitigation. Appropriate Assessment agreed.

Highways – No objection to revised scheme for access via existing residential curtilage

Rights of Way – no objection subject to informative to ensure path remains open at all times

Parish Council: Objection

At a public meeting held at The Stalls cafe, Manor Farm on Monday 13th May 2024, Sutton Mandeville Parish Council voted to object to this proposal for the following reasons:

- 1. The proposed site for the structure is not appropriate because it is at least 70m from the house and other buildings and requires the loss of pasture. Also, the plan shows an area of hard standing greater than the structure itself which could become a car parking area. The proposed new access from the road, with its requirement for extensive splays, would damage the street scene and detrimentally alter the character of the natural landscape. Application PL/2023/00647 included the conversion of a traditional barn near the house to provide accommodation and a swimming pool which result in restricted access to existing out buildings. These approved plans have given rise to the current need for further development of land at The Homestead. The extent of these new proposals, along with PL/2024/03227 at the same address, represent excessive development of this historic site within clear view of SMAN 3, SMAN 13 and neighbouring houses.*
- 2. The Planning Statement says that the proposed structure would be of a scale, form and appearance commonly seen and expected within this farmed landscape, yet the drawing shows a T&G building resembling a large garden shed which is out of place in the corner of an agricultural field. Further, the Statement cites 17/02615/FUL which granted permission for an agricultural building at a neighbouring property for machinery storage. That permission has lapsed and agricultural activity there remains restricted to one expedient annual forage cut, which in hindsight may not justify a building seving a one hectare field. Were permission granted for the current proposal at The Homestead, further similar applications in the area may arise forming a new pattern of development with precedent.*
- 3. There is no mention of previous agricultural activity on the land adjacent to The Homestead, nor is there a DEFRA holding number. The Parish Council is not convinced of the need for an agricultural structure where little or no farming takes place. The pasture covers approximately one hectare of land, and although it is by definition agricultural land, there is limited scope for farming activities. Until recent consented developments there was already adequate provision for storage on the property.*
- 4. PL/2022/03875, relating to Land Adjacent to The Stables (approximately 100m from The Homestead) claimed that a small parcel of pasture was not viable for agricultural purposes and this was presented as justification for a proposed a new dwelling house. PL/2022/03875 was rejected on appeal. The issue here is appropriate and necessary development, and the conservation of agricultural land for the purposes of agriculture, at least in principle, and the protection of the landscape within the ANOB.*

On 1st July Sutton Mandeville Parish Council held a second public meeting to consider the revised plans for the proposed erection of a timber building and new access. Two residents voiced clear objections which had been detailed in a submitted comment, and another resident questioned the feasibility of the revised proposal for an access, which would require major earthworks and cause a significant change to the character of the narrow country

lane.. SMPC welcomes the subsequent withdrawal of the access proposal as it lacked topographic detail, and would have contributed detrimentally to rain water run off due to the area of necessary graded slope. SMPC would like to see new drawings as there are inconsistencies with those available, and ambiguity about the proposed area of hard standing around the building and access to it from within the domestic curtilage. It is also noted that the proposed location of the building conflicts with the existing approval for a solar array under PL/2023/00647. In light of the parish council's objection to PL/2024/03227 for an array in the field to the south, it must object to this proposal for a timber building.

7. REPRESENTATIONS

The application was publicised by letters posted to near neighbours and a site notice.

Objections summary – 3 households represented

- Severe impact on neighbouring properties – too close to houses. Spoil views and outlook from house and gardens.
- Storage for machinery already exists, size is not commensurate with holding – too large
- Inappropriate materials. Change of use is inappropriate in the AONB
- Siting is harmful to the established character of the village - small clusters of dwelling with pasture and woodland
- Create precedent
- Harm to settings of listed buildings and amenities of occupiers
- Harm from proposed access – note this has been removed from the scheme and access would be via the existing residential curtilage
- Hardstanding for vehicles means loss of agricultural land
- Contrary to AONB policy, highly visible from 2 rights of way
- Tree planting in the northeast corner of the landholding is merely vegetation and temporary, inadequate screening from existing planting and contours of the land, Visible in winter.
- Real purpose is for domestic storage – other buildings have been converted
- Don't object to idea of a small storage building
- Object to new pedestrian gate – note this has been removed from the scheme.
- Revised location of the new building is better than the first, less obtrusive and happy no new entrance, but would prefer it to be located amongst other existing buildings and close to Homestead

8. PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990 S66

National Planning Policy Framework 2023 and PPG

Wiltshire Core Strategy

Core Policy 2 Delivery Strategy

Core Policy 34 Additional Employment Land - farming in part (ii)

Core Policy 48 Supporting Rural Life

Core Policy 50 Biodiversity and Geodiversity

Core Policy 52 Green Infrastructure

Core Policy 51 Landscape

Core Policy 57 Ensuring high quality design and place shaping

Core Policy 58 Conservation of the Historic Environment

Other:

Cranborne Chase Partnership Plan (2019 – 2024) and Good Practice Note 8 – New Agricultural Buildings

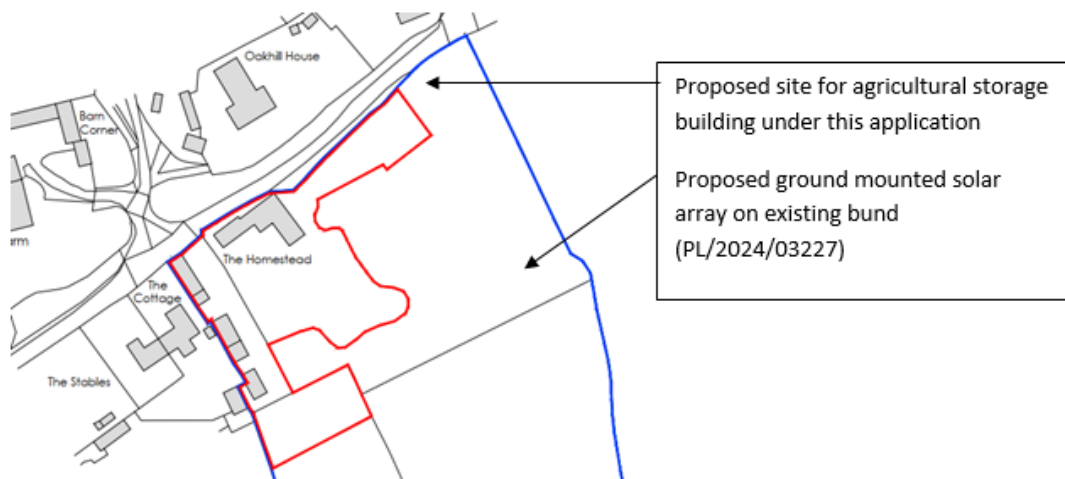
Neighbourhood Plan - undesignated

9. PLANNING CONSIDERATIONS

9.1 Background

The applicant has previously received planning consent to create a solar array between the proposed site for the agricultural storage building and the house:

Approved red line and site plans for PL/2023/00647:



There is an accompanying application PL/2024/03227 for a ground mounted solar array to be sited on the existing bund behind a landscape screen and this application is also being presented to committee for determination.

The estimated area of the existing holding outlined in blue is 2.6 hectares.

9.2 Principle and need

Planning permission is required for the development. The application must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF 2023 confirms in para 11 that plans and decisions should apply a presumption in favour of sustainable. For decision making, that means approving development proposals that accord with an up-to-date development plan without delay.

The site lies within the National Landscape (AONB) in the Chilmark Quarries bat SAC. These are protected sites under para 11 footnote 7 of the NPPF and therefore, the presumption in favour of sustainable development would not automatically apply to development where harm is identified to these designations.

Agricultural Use?

Development in the countryside is normally strictly controlled. Several third parties have questioned the use of the site for agricultural purposes. In noting from the site history that no formal change of use of the land has taken place, its use is considered to continue to be agricultural. Agriculture is defined in the Town & Country Planning Act 1990 as:

“agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly;

Therefore, whilst its active use for grazing or other livestock purposes may not be apparent, the site remains in agricultural use until such time as a lawful and material change of use takes place.

Need and choice of location for the storage building

In order for the remaining agricultural unit to function and be maintained, the applicants consider that there is a need for an agricultural building for the storage of tools and machinery. The proposal would only serve the small holding. The applicant has stated:

The proposed agricultural storage building is essential to support the operational needs. It will be used for the storage of equipment, machinery, and materials necessary for agricultural activities, ensuring efficient farm management and productivity. As this facility will facilitate proper organisation and quick access to tools and materials.

The chosen location ensures that it can serve its intended purpose without causing disruption to the existing building group. This location ensures that the storage building is directly associated with the existing on-site activities, enhancing operational efficiency and functionality. Locating the building in this position helps minimise its visual impact on the

main dwelling and surrounding properties, as it is adequately screened from the public highway, and is situated in a less prominent area of the site. this location allows for effective movement and storage of agricultural equipment while avoiding congestion around the existing structures. While we acknowledge the suggestion of potentially moving the building closer to the existing group, doing so may not be feasible due to the following reasons:

- The proximity of existing buildings limits available space for the storage building, which could hinder operational efficiency.
- Moving the building may complicate operations for agricultural machinery in terms of access and manoeuvrability
- The existing public right of way running through the site could present potential safety and security issues. This buffer zone allows agricultural activities to be conducted safely and reduces the risks of accidents or conflicts between farm operations and public access. Having the building too close to the PROW may present security concerns, such as unauthorised individuals being able to access the area and potentially breaking in to steal equipment.

In summary, the proposed location for the agricultural storage building has been carefully considered to balance operation efficiency, safety, and minimal visual impact. We believe this arrangement is the most effective way to support the operational needs while addressing potential safety and security concerns.

Policy Principles

Core Policy 34 of the WCS supports development in the countryside for agricultural purposes:

Outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that:

- ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or*

Where they:

- a. meet sustainable development objectives as set out in the policies of this Core Strategy and*

There is no sustainability objection to the scheme, it is required to meet the needs of a small holding in the countryside

- b. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and*

This matter is considered in detail in this report

- c. are supported by evidence that they are required to benefit the local economic and social needs and*

The site is not a commercially productive holding, but can be used on a domestic scale. The applicant has set out their need for the building which is small in scale and appropriate for the management of the 2.6ha holding.

- d. would not undermine the delivery of strategic employment allocations and*

Not applicable

e. are supported by adequate infrastructure.

The site would be served via the existing residential access, and through the farmyard. Any internal gates can be adjusted to suit the needs of the vehicles.

Therefore, the development of a storage building for agricultural purposes on this small holding is considered to be acceptable in principle, subject to the detailed criteria above and other material considerations as set out in the NPPF and WCS policies, subject to the detailed landscape and heritage considerations set out below.

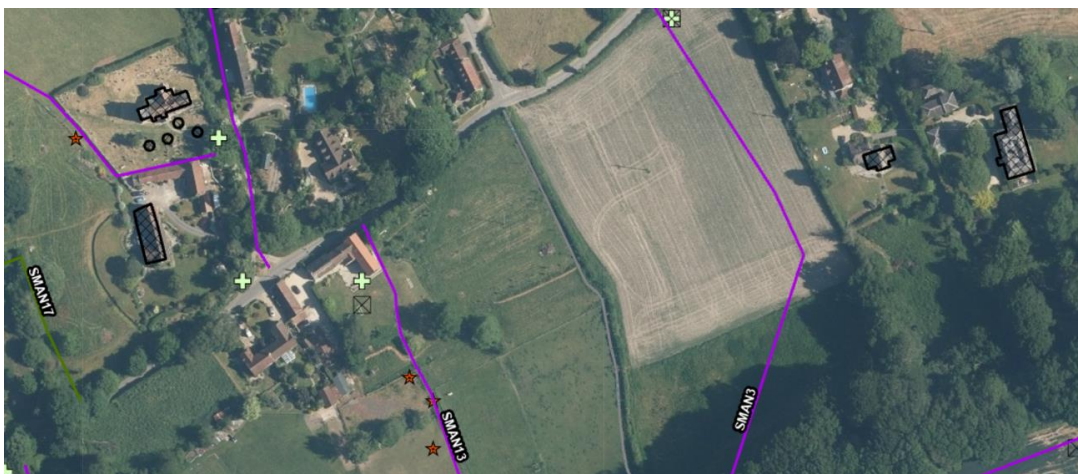
9.3 Scale, design and impact on the National Landscape, settings of heritage assets, rights of way and neighbouring amenity

The site is located near to and is visible from several listed buildings which form part of the small village of Sutton Mandeville. S66 of the 1990 Act make provision to ensure that LPAs have **special regard** to the setting of listed buildings when considering development that may affect them. The NPPF Section 15 sets out the considerations for conserving and enhancing the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, **great weight** should be given to the asset's conservation. CP58 states that designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

The site (and the small village of Sutton Mandeville) is located within the countryside of the Cranborne Chase National Landscape (AONB) and great weight must be attached to the importance of landscape conservation and enhancement in this area (NPPF para 182). CP51 sets out the criteria for landscape conservation within the AONB and seeks to ensure that development proposals have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. CP57 sets out general design criteria for new development.

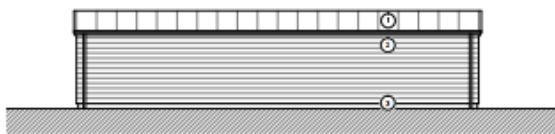
The site located has been amended to ensure that the building would be located behind the cover of the existing trees and vegetation lining Sutton Hill. The site is positioned between two rights of way, and close to several listed buildings.

Rights of way (purple) and listed buildings (hatched)



The development would be visible from the rights of way that traverse the site and is likely to be visible from upper floors and gardens of nearby dwellings, particularly in winter time. The strong concerns expressed by several households in the vicinity of the site and the Parish Council have been noted, and appropriate consultees including the NL Partnership, rights of way and the conservation officer have been asked to consider the scheme.

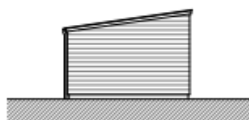
Scale, design and landscape Impact



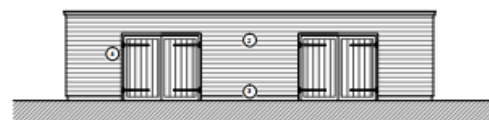
3 PROPOSED NORTH WEST ELEVATION
P100 scale 1:100



4 PROPOSED NORTH EAST ELEVATION
P100 scale 1:100



5 PROPOSED SOUTH WEST ELEVATION
P100 scale 1:100



6 PROPOSED SOUTH EAST ELEVATION
P100 scale 1:100

KEY	
1	Standing seam roof
2	Horizontal timber cladding
3	Brick plinth
4	Timber barn double doors
5	Timber casement window



The Cranborne Chase Partnership **Good Practice Note 8 – New Agricultural Buildings** notes that the Partnership:

“is aware that the increased mechanisation and the size of machinery used in farming means that a significant number of more traditional buildings are inappropriate or inadequate for modern use. The AONB Management Plan notes, however, that development proposals need to be of an appropriate form, scale, and materials as well as being in an appropriate location to integrate with the character of the nationally important landscapes of this AONB. New buildings should integrate with the landscape character of the AONB and the locality.”

Integration is frequently achieved through attention to the scale of a proposal. It is, nevertheless, important to consider the location of the proposed development so that best use is made of landform and existing landscape features to help integration. Matt colours, using darker colours for the roofs, the sides and the doors, is encouraged in the Practice Note. It also states:

New agricultural buildings should not only be appropriately located and sized, but also to have dark roofs and side cladding that extends down the side of the building, preferably to ground level and at least to one metre of the ground. Access doors and roller shutters should also be of a matt and coloured finish.

Where buildings are proposed in the setting of a Listed Building or Conservation Area traditional designs and materials are likely to be more appropriate than modern ones. In any of these situations advice should be sought from the Local Planning Authority’s Conservation Officer.

The single storey building, being sited close to the existing tree and vegetation belt along Sutton Hill (and measuring approximately 5.9m x 7.9m, with an eaves height of about 2.1m and a ridge height of 3.8m) is considered to be small scale, it can be conditioned to secure use for agricultural purposes, and is in proximity to the existing built area of a small village. The National Landscape Partnership has not objected to the revised scheme and their comments have been considered:

The site appears exposed to view from the road that comes from the north east. I see that three trees are proposed on that side of the building. However, unless they are planted as substantial specimens they will not provide the extent of screening shown on the architect’s plan. If a permission is contemplated, it would be appropriate to require, by condition, that the three trees are container grown standards. Multi-stem specimens would have a wider spread. Columnar varieties would not be appropriate.

Therefore, it can be reasonably concluded that subject to appropriately worded conditions, the scheme is not expected to have an adverse impact on the character of the National Landscape. No objection is raised to the modest storage building, which would be constructed from acceptable materials subject to a condition, is sited close to existing tree screening and includes provision of further new tree planting to screen it from the north east approach to Sutton Hill. The Dark Night Skies Reserve can be protected by a suitable condition to control new external artificial light – see ecology section.

In conclusion, and subject to suitable conditions, the proposal is considered to comply with CP51, CP57 and the NPPF and would not harm the character and appearance of the National Landscape.

Heritage Impact

The conservation officer undertook a site visit to look at The Homestead and the potential impact of the scheme on the settings of nearby listed buildings and other heritage assets. She concluded:

The Homestead - The significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest and which contribute to the character of the area. Homestead provides a significant contribution to the street scene due to its architectural form, materials, design and likely history.

Homestead lies to the south side of the main road running parallel to the road with an historic thatched building at its core and a larger L shaped extension to the east. There is a detached stone and tile building to the west side which lies gable end on to the road and all form an attractive group within the village. To the south, the land slopes, but then rises up to a belt of trees known as Townsend Copse. The fields to the east side of the Homestead are bounded by hedgerows.

The proposal is to erect an agricultural building in the northeast corner of the site, formerly with a new access which has now been removed. This will ensure the hedgerow is maintained along the main road and there will be no hard standing. Presumably vehicular access will be from the main entrance or there is a side pedestrian access to the east side of The Homestead.

The building will be constructed of timber cladding on brick plinth with slate roof and will be 39.3 sqm. There is no objection in principle if there is proven need for the building, but the location is questioned as it is detached from the building group. The Church of All Saints and Church farmhouse is well concealed by trees and hedgerows and though Bonds can be seen in the distance it is not considered it impacts on setting.

The applicant then responded to the points above regarding the location, they stated:

Location of the building: the chosen location ensures that it can serve its intended purpose without causing disruption to the existing building group. This location ensures that the storage building is directly associated with the existing on-site activities, enhancing operational efficiency and functionality. Locating the building in this position helps minimise its visual impact on the main dwelling and surrounding properties, as it is adequately screened from the public highway, and is situated in a less prominent area of the site. this location allows for effective movement and storage of agricultural equipment while avoiding congestion around the existing structures.

While we acknowledge the suggestion of potentially moving the building closer to the existing group, doing so may not be feasible due to the following reasons:

- The proximity of existing buildings limits available space for the storage building, which could hinder operational efficiency.*
- Moving the building may complicate operations for agricultural machinery in terms of access and manoeuvrability*
- The existing public right of way running through the site could present potential safety and security issues. This buffer zone allows agricultural activities to be conducted safely and reduces the risks of accidents or conflicts between farm operations and public access. Having the building too close to the PROW may present security concerns, such as unauthorised individuals being able to access the area and potentially breaking in to steal equipment.*

In conclusion, the conservation officer has examined the potential impacts of the development on heritage assets and confirmed:

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

*There is no objection to the proposal and the case officer can decide on the location of the building. It is recommended a materials condition is agreed to include roof with both slates and ridge tiles and method of fixing and colour of timber cladding. The impact of the proposals on heritage assets will be **neutral** and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application*

Therefore, subject to suitable materials being agreed by condition to ensure conservation of the landscape character of the NL and the settings of heritage assets including Homestead, there is no objection under CP58.

Rights of Way Impact

The proposed building is located approximately 40 metres to the north east of public footpath SMAN13. The Rights of way confirmed that there is no objection to the proposal subject to the path remaining open and available at all times.

9.4 Impact on Neighbouring Amenity

Neighbours have strongly objected to the proposal on several grounds including the impact on their amenity and loss of outlook.

Core Policy 57 is not phrased in such a way as to *prevent* development which affects neighbouring properties, but it does require development to have regard to such matters. Similarly, the test of the NPPF is that the existing occupiers would still have a high standard of amenity and not that their existing amenity is not affected at all. Residential amenity refers to the quality of residential areas and the value to local residents and is affected by significant changes to the environment including privacy, outlook, daylighting and sunlight inside the house, living areas and within private garden spaces (which should be regarded as extensions to the living space of a house). It is an inherent part of the decision-making process for the LPA to assess the effects that a proposal will have on individuals and weigh these against the wider public interest in determining whether development should be allowed to proceed.

Therefore, whilst this agricultural storage building may be visible from neighbouring dwellings, their gardens and the rights of way, this is not an automatic reason for refusal on amenity grounds. The building is single storey, modest in height, acceptable in appearance and would be screened by existing vegetation and new tree planting. The building would not impinge on light levels, cause any overlooking or generate undue noise or disturbance. Therefore, it can reasonably be concluded that appropriate levels of amenity are considered achievable in compliance with CP57.

9.5 Ecology, protected species and Biodiversity Net Gain

The proposal will result in the loss of a small area of modified grassland. CP50 sets out the criteria for biodiversity and development. The ecologist has considered the proposals and concluded that there is no objections to the scheme, subject to conditions. The application site sits within the Chilmark Quarries bat SAC. The application therefore has potential to result in significant adverse impacts either alone or in combination with other projects within the statutorily designated sites. As required by the Habitats Regulations an Appropriate Assessment has been completed by the LPA. The assessment has reached a favourable conclusion, assuming the recommended conditions below are included in any permissions

granted. Due to the nature and location of the proposal on existing disturbed ground and the lighting plan proposed, it is considered there will be no mechanism for effect in terms of impacts upon bats. The AA was sent to Natural England and approved by them, subject to the mitigation being secured by condition.

No evidence of protected species were identified during the surveys, however the site has potential to support reptiles and breeding birds. Bats may also use the adjacent hedgerow as a foraging and commuting route. No records for dormice exist in close proximity to the habitat and the hedgerow was assessed as having low potential to support dormice. Earlier proposals included the removal of a section of hedgerow for access, this proposal has been altered and no hedgerow is proposed to be removed which is welcomed. However, the hedgerow is functionally linked to suitable dormouse habitat and therefore should be protected during the adjacent works. A condition would be imposed to ensure that there is no additional vegetation removal.

This application was submitted prior to Small Sites Biodiversity Net Gain (BNG) becoming mandatory. However, Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity. The NPPF also encourages applications to deliver measurable net gains. No demonstration of ways to deliver no net loss have been included within the application. However, the inclusion of enhancement measures for example bird and bat boxes can be secured by condition.

Natural England has endorsed the Appropriate Assessment and its recommendations. Further comments from NE are reflected in the proposed conditions and in conclusion, no objection is raised under CP50.

9.6 Highway Safety

It is proposed that the building may be accessed by vehicles across the applicant's land, via the existing farmyard and access from Sutton Hill.



The highways officer has queried the width of the existing gate, but raises no objection to the proposed agricultural building, in compliance with CP57.

10. CONCLUSION – the ‘planning balance’

The application seeks to provide a single storey agricultural storage building to serve the needs of the small holding of about 2.6ha. The site is positioned adjacent to Sutton Hill, behind an existing screen of trees and vegetation and further tree planting is proposed. The building would be accessed via an existing gateway serving the main house. The site is

positioned between two rights of way, near to existing homes and listed buildings, within the National Landscape and Chilmark Quarries bat SAC.

Great weight must be given to landscape conservation in the National Landscape. The proposal generally meets the objectives of the NL Management Plan and good practice note 8 and no objection is raised by the NL Partnership, provided a robust condition to secure adequate new tree planting for screening (north east field corner) is imposed. Great weight must also be applied to the conservation of the settings of heritage assets and in this case, the conservation officer considers that the impact on the settings of listed buildings is neutral and raises no objection.

There are no identified harms that are likely to arise from the development in terms of neighbouring amenity, impacts on the existing rights of way, or to protected species. Some very modest weight may be attached to these considerations.

The development presents the opportunity to control lighting levels on the site and to reinforce native planting to the benefit of bat species within the Chilmark Quarries SAC. Biodiversity enhancement may also be achieved by condition and these considerations may all be afforded moderate weight in favour of the scheme.

In conclusion, provided appropriate conditions are imposed to restrict any future use of the building and secure appropriate, dark matt materials, the scheme is unlikely to have any negative effects on the National Landscape or the settings of heritage assets. Given that consultees consider that the scheme can be made acceptable with suitable conditions and mitigation, the NPPF indicates that the scheme should be approved and the planning balance weighs in favour of the development.

RECOMMENDATION

That the application be GRANTED planning permission 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 the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location (red line) Plan ref 23/782/E001 Rev C Dated Nov 2023

Existing site plan ref 23/782/E003 Rev D Dated Nov 2023

Proposed Site Plan (no access onto Sutton Hill) ref 782 P003 Rev G dated Nov 2023

Proposed Agricultural Storage Building Elevations, Floor Plan and Roof Plan ref 782 P100 Rev A dated Nov 2023

Note from agent received 10/9/24 confirming no hardstanding and source for services.

Preliminary Ecological Assessment by Ecosupport dated 27th March 2024

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

3. No site clearance and no removal of any trees or shrubs shall take place until full details of a Wildlife Protection and Enhancement Scheme have been submitted to and approved in writing by the local planning authority. The details shall include:

- i) Measures that will be taken to avoid harm to wildlife, including timing of works to avoid nesting birds and reptiles, and pre-commencement checks for protected species including badger.
- ii) Quantification of biodiversity net gain provision including a plan showing the location(s) and type(s) of feature(s) to enhance the site for biodiversity (such as swift or bat boxes or designing lighting to encourage wildlife).
- iii) Measures to control lighting during construction
- iv) Measures to ensure no negative impacts on the quality of any water courses or bodies
- v) Measures to control dust during construction

The development shall be carried out in accordance with the agreed WPES

REASON: To avoid adverse impacts on biodiversity and to secure biodiversity enhancements.

4. Notwithstanding the approved plans and materials schedule, the agricultural storage building hereby approved shall not commence above slab level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Materials shall be matt in finish and dark in colour. Development shall be carried out in accordance with the approved details and maintained in that condition thereafter.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development above slab level commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the National Landscape.

5. The existing trees and hedges shown on the Existing Site Plan ref 23/782/E003 Rev D shall be retained and protected with an enclosure/fencing during any excavation works and during the erection of the agricultural storage building. The hedgerow/ tree root protection areas (RPAs) shall be included and buffered accordingly.

The development, including the additional tree planting scheme for the north east corner of the site, shall be carried out in strict accordance with a tree planting schedule to be submitted to and approved in writing by the Local Planning Authority before development commences on the agricultural storage building the above slab level and in accordance with the following documents:

- Preliminary Ecological Appraisal. March 2024. EcoSupport;
- Proposed Site Plan 23/782/P003 Rev G. November 2023.

Any new trees shall be planted as standards, and of a multi stem variety to be agreed.

Reason: To avoid direct damage to hedgerow, shrubs and trees, through the compaction and disturbance of root protection zones which could cause deterioration of individual trees or shrubs. To protect potential habitat for bats. To ensure that the new trees can adequately screen the development. For the protection, mitigation and enhancement of biodiversity and the character of the National Landscape.

6. All soft landscaping and tree planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of ten years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any Order revoking or re-enacting or amending that Order with or without modification), the building hereby permitted shall only be used for agricultural purposes associated with the holding known as The Homestead and for no other uses.

REASON: To safeguard the amenities and character of the area.

8. No new artificial external light fixture or fitting will be installed within the application site or on the building until details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standard (E0 for the National Landscape) as set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats and to protect the International Dark Skies Reserve in the National Landscape. To protect the character of the area in the interest of the settings of heritage assets.

Informatives:

Rights of Way

Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site.

Nesting Birds

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Lighting

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Reptiles

There is a residual risk that reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible in line with the recommendations made in (insert details of ecological report). If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk) Energy Efficiency

Biodiversity

The applicant's attention is drawn to the advice and website links in the comments received from Natural England dated 4/11/24

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NOTES

THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT PERMISSION

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND REFERENCE. ANY DISCREPANCIES TO BE CHECKED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGER SCALE DRAWING IS TO BE WORKED TO

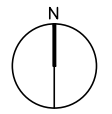
SCALE FOR PLANNING PURPOSES ONLY. FIGURED DIMENSIONS TO BE WORKED TO AT ALL TIMES

ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH THE RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS

PLEASE NOTE THE INFORMATION IS BASED UPON THE INDEPENDANT SURVEY INFORMATION PROVIDED. THE CONTRACTOR IS TO REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE CONFIGURATIONS.

— APPLICATION SITE BOUNDARY

— OWNERSHIP BOUNDARY



MINOR AMENDMENTS	16.08.24	C
MINOR AMENDMENTS	04.06.24	B
MINOR AMENDMENTS	28.03.24	A
DETAILS	DATE	REVISION

PLANNING

HOMESTEAD, SUTTON MANDERVILLE

EXISTING SITE LOCATION PLAN

date	client	
NOV 2023	MR & MRS LODGE	
scale	drawing no.	revision
1 : 1250 @ A3	23 / 782 / E001	C

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REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	19/12/2024
Application Number	PL/2024/05013
Site Address	Strukta Trade Store at 13 Edison Road, Salisbury, SP2 7NU
Proposal	Part change of use of B8 Strukta Trade Store to incorporate Sui Generis members only retail club Campus & Co
Applicant	Mr B Diffey
Town/Parish Council	Salisbury City
Electoral Division	Salisbury St Paul's – Cllr Sam Charleston
Type of application	Full planning permission (change of use)
Case Officer	Jonathan Maidman

REASON FOR THE APPLICATION BEING CONSIDERED BY COMMITTEE

The application is before the Planning Committee at the request of the Local Division Member for the following reason: *“The main objection to this application seems to be that it is incompatible with the upcoming Local Plan, however this is not in effect yet. There has also been made reference to the CAF, which does not, I believe, explicitly rule out this usage”.*

1. PURPOSE OF REPORT

The purpose of this report is to assess the merits of the proposed development against the policies of the development plan and other material considerations. Having considered these, the report recommends that planning permission be REFUSED.

2. MAIN ISSUES

- Principle of development and appropriateness of such a use in this location and retail impact on the city centre
- Impact on the character and appearance of the area
- Impact on neighbour amenity/uses
- Highway matters
- Flood risk

3. SITE DESCRIPTION

The application site is situated on Edison Road, within Churchfields industrial estate in Salisbury. It comprises an existing two-storey industrial unit (B8 use class) with trade counter and parking provision. Edison Road is a cul-de-sac accessed via Stephenson Road. The following submitted aerial view from the applicant’s supporting statement shows the site outlined in red:



Figure 1 - Aerial view of application site

Churchfields industrial estate accommodates approximately 200 businesses over 33 hectares of land. The application site is surrounded by businesses/industrial units on all sides. As existing, the building has a gross internal area of 1,826 square metres (sqm) and comprises the main trade area, delivery bay, workshop, office, and toilets on the ground floor. A meeting room, second office space, furniture storage and toilets are located on the first floor. The building is a modern structure with corrugated metal cladding and brick forming the elevational façade.

4. RELEVANT PLANNING HISTORY

S/1990/0397: New storage area/new sheltered parking area/site for portacabin - **Approved.**

5. PROPOSAL

This application seeks to change part of the current use class B8 Strukta Trade Store to incorporate a members only retail club called Campus & Co. The Strukta Trade Store will remain albeit it will be smaller than existing. The amount of floor space proposed for the change of use relates to approximately 397 sqm (with a net sales area of 300 sqm). Apart from Sundays and Bank Holidays, the retail club intends to have a 24-hour operational use and will provide goods for sale to members of the Plymouth Brethren Christian Church (PBCC) only. Operations at the premises will consist of wholesale delivery, mainly of food

and household goods, and then onward sale to members of the Church community only. The retail club will be run by staff during core hours and supplemented by volunteers where necessary, with profits donated to educational charities.

A total of 8 and 6 car parking spaces will serve Campus & Co and Strukta, respectively. Members of the retail club and Strukta customers will be separated and there will be no crossover between the two businesses, except for the shared delivery area. The delivery area which includes a loading canopy and HGV parking space is proposed immediately to the north. A maximum of two HGV deliveries, likely between the hours of 08:00 and 10:00, will serve the two businesses each day.

6. CONSULTATIONS

Salisbury City Council: “SCC **objects** to this application with concerns of over length of opening hours and lack of street lighting in the area for members and staff”.

WC Highways: “The proposal seeks permission for use of part of the industrial unit with an existing B8 use, to a sui generis members only retail club “Campus & Co.” The building currently has a GIA of 1,826 sqm of which 397 sqm will be used for the retail club (presumably leaving 1,429 sqm for the B8 use). The car park will be split between the two uses with a shared delivery bay. Having calculated the required parking for the two uses based on the Wiltshire Parking Strategy and using B8 (1 per 200 sqm) and retail (1 per 35 sqm) the proposed parking allocation of 6 and 8 spaces respectively represents a slight shortfall. However, being mindful that the retail use is restricted and not for the general public and that the parking standards are ‘maximums’, I am of the view that the parking allocation is appropriate.

The site is located within the Churchfields industrial estate where the roads are suitable to serve the use proposed.

There is **no highway objection** subject to the imposition of a condition restricting the use to Campus & Co as a specific ‘members only’ retail club”.

WC Inward Investment Manager: **Objection** - “There continues to be an acute shortage of commercial units in South Wiltshire available to rent or buy. This is having an impact on the economy, with businesses being unable to expand or new ones find suitable space – we are aware of a number of businesses in this position. This has resulted in some businesses taking the difficult decision to leave the area to neighbouring counties. However, when this does happen the vacated space is quickly re-let.

This is backed up by comments from local commercial agents, who state that Churchfields Industrial Estate remains a very popular destination, with currently very few voids. Economic Development are aware of interest in all the sites the applicant has brought to our attention and that the First Floor Premises at Prestex House is now being shown as let.

I am not aware of any other units available on Churchfields at the moment.

Churchfields Industrial Estate is the main site in Salisbury for manufacturing uses, providing a range of employment types for local residents. Economic Development feel it is in the interests of the City that this remains the case, and that there are better options for this proposal in other areas of Salisbury. We would be happy to help the applicant find a suitable site”.

WC Public Protection: **No objection subject to condition** - “My initial concern regarding this application related to whether any external plant would be installed. We routinely ask for

details of plant to be installed to allow us to consider the possible impact on residential amenity. However, having reviewed the location of the application site again, in the event that plant is installed externally the nearest existing residential dwellings are located approximately 300m north east of the proposed site. Depending which façade the plant is located on, these receptors would benefit from attenuation provided by the building itself, the distance, and other existing buildings on the industrial estate. I am therefore of the opinion that the nearest noise sensitive residential dwellings are very unlikely to be impacted by noise from any proposed plant installed on this development site, and a condition regarding noise is not warranted for this application.

I do however, recommend a condition is applied to any approval of this application regarding operating hours which should reflect the hours outlined in the application i.e. the business will be open 24/7 except for Sundays and Bank/ Public Holidays when the opening hours will be 10am – 4pm”.

WC Senior Planning Policy Officer (Luke Francis) – Strategic Planning: **Objection** - “Thanks for consulting me. While the proposal to reduce travel for Plymouth Brethren members by establishing a retail club in Churchfields Industrial Estate has sustainability benefits, conditioning the use to a specific group is problematic. Such conditions are difficult to enforce and could lead to non-compliance, most likely playing out as in your hypothetical example of Tesco. Additionally, you are right, approving this could set a precedent for other retail applications in industrial areas, potentially leading to a loss of employment space and undermining Churchfield’s economic function, character and viability. Ensuring alignment with local plan policies and strategic objectives is crucial. The Core Strategy supported a mixed employment/ residential approach for Churchfields. However, in Policy 34 of the emerging Local Plan, which Full Council have today approved for submission to the Planning Inspectorate, we are looking to support employment uses at Churchfields. The policy and supporting text support the argument that introducing retail uses, especially with enforceability concerns, could undermine the importance of Churchfields as an employment area”.

Following the above comments and further to discussions with the applicant and their agent, the following further comments were provided by two Senior Planning Policy Officers in Strategic Planning (Luke Francis and David Way):

“Thank you for the update on PL/2024/05013 - Strukta Trade Store at 13 Edison Road, Salisbury, SP2 7NU. While Dave will be more familiar with the CAF and Churchfields because of his dealings with the Salisbury area, based on our policy framework and the information provided by you, here are some key points that you may find helpful:

1. *Quality of Place:* The proposal does not align with the objective of improving the quality of place to attract start-ups and a variety of employment types. Retail use does not contribute to the diversification of employment-generating uses as envisioned for Churchfields Industrial Estate.

2. *Inappropriateness of Use:* The proposed retail use is not appropriate for this industrial area. It poses enforceability challenges and could set a precedent for similar applications, undermining the estate's economic function and character. This is particularly concerning given the acute shortage of commercial space in south Wiltshire, as confirmed by Russell Frith.

3. *Policy Alignment:* The CAF and the emerging Local Plan emphasise maintaining Churchfields as an employment area. Introducing retail uses could lead to a loss of valuable employment space, contrary to strategic objectives.

In summary, the proposal fails to meet the key objectives of the CAF, particularly in enhancing the quality of place and supporting appropriate, higher-density employment uses”.

And:

“Following on from Luke’s response to your email below, I don’t have much more to add. I agree with Luke that a retail use fails to meet the key objectives of the CAF. However, this decision will be made against adopted policies in the Core Strategy not against emerging Local Plan policies.

Core Strategy Core Policy 20 allocates Churchfields for 1100 dwellings and 5ha employment and paragraph 5.119 states that ‘this will provide 1,100 homes and 5 ha of predominately B1 employment land...’ The Core Strategy makes no reference to retail uses on this site. The development template in Core Strategy Appendix A (page 390 under ‘Land Uses and Quanta of Development’) refers to a ‘Local neighbourhood centre’ which would presumably be the location for any retail uses. But PL/2024/05013 is not proposing a retail use as part of a local neighbourhood centre”.

7. REPRESENTATIONS

The application was publicised by letters posted to near neighbours.

Objections summary – **None**.

Supports summary – **Two comments received** from neighbouring businesses.

8. PLANNING POLICY

National Planning Policy Framework (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 6. Building a strong, competitive economy
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed and beautiful places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment

Wiltshire Core Strategy (WCS)

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 20: Spatial Strategy for the Salisbury Community Area
- Core Policy 34: Additional Employment Land
- Core Policy 35: Existing Employment Land
- Core Policy 36: Economic Regeneration
- Core Policy 38: Retail and Leisure
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Salisbury District Local Plan 2011

Saved Policy S1: Primary Frontages in Salisbury and Amesbury
Saved Policy S2: Secondary Shopping Areas in Salisbury and Amesbury
Saved Policy S3: Location of Retail Development

Other

Consideration has also been given to the emerging Wiltshire Local Plan (Regulation 19 Stage), in particular the following policies however it is advised that this document and the policies contained within it are not adopted and only afforded very limited weight in current decision taking:

Policy 22 - Salisbury Principal Settlement
Policy 31 - Salisbury Central Area
Policy 34 - Churchfields Employment Area
Policy 65 - Existing Employment Land

The Wiltshire Design Guide Supplementary Planning Document ('the WDG SPD') - adopted March 2024

Wiltshire Local Transport Plan 2011-2026

Salisbury Central Area Framework (CAF) - August 2020

Emerging Salisbury City Neighbourhood Plan

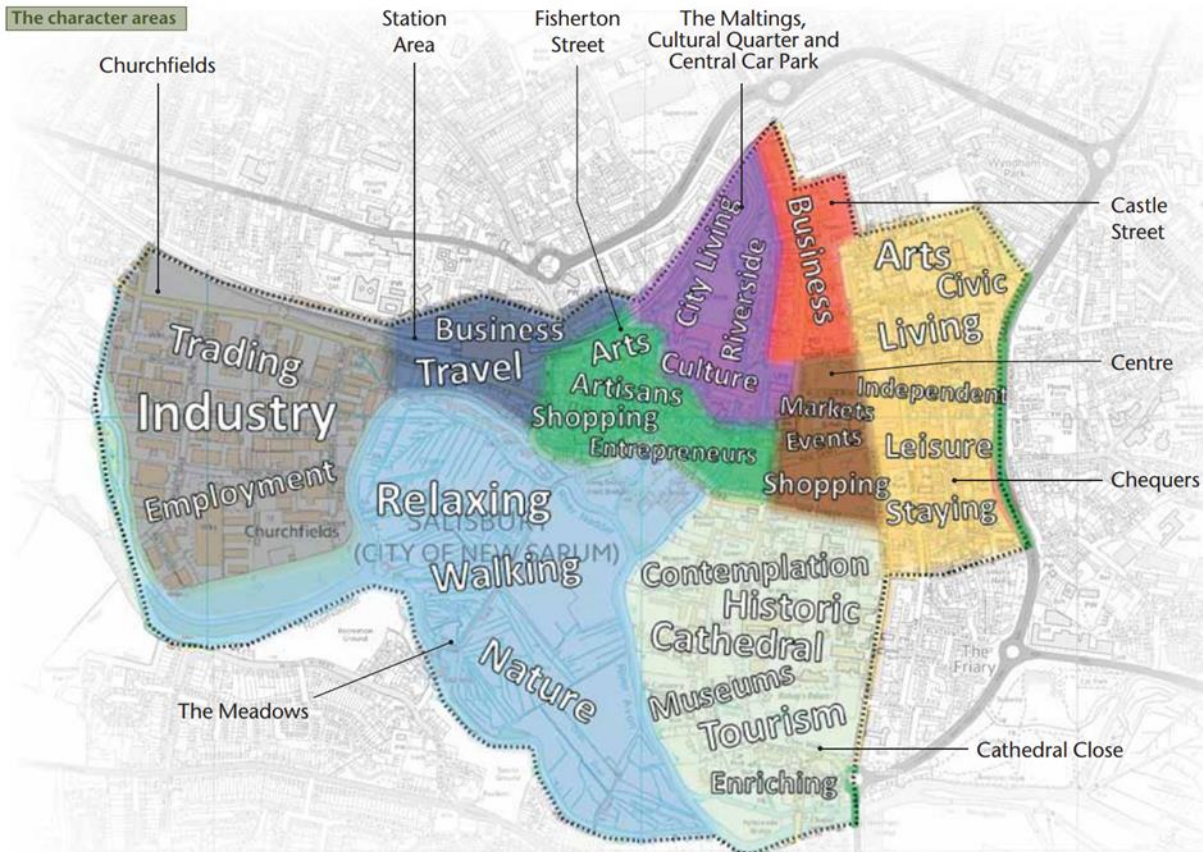
9. PLANNING CONSIDERATIONS

9.1 Principle of development and appropriateness of such a use in this location and retail impact on the city centre

Salisbury is identified as a principal settlement under CP1. Churchfields and Engine Sheds is allocated within the adopted WCS for comprehensive redevelopment as a mixed use scheme. There are many different companies undertaking a wide range of activities within the long-established industrial estate. The estate is a major employment site serving Salisbury and the surrounding area. CP2 of the WCS sets out details about the allocation with the vision of up to 1,100 dwellings with 5 hectares of retained employment land across the whole site. However, since the adoption of the WCS in January 2015 (i.e. nearly 10 years ago), there has been no masterplan or realistic prospect of an application coming forward to comprehensively redevelop Churchfields for the allocated use in the way initially envisaged, emphasising the significant difficulties of large scale relocation of business units.

The emerging Wiltshire Local Plan has noticeably shifted away from residential development on the estate and instead focuses on appropriate sustainable regeneration. This is emphasised by the fact it is allocated as a principal employment area in this emerging plan. Following recent council endorsement, the emerging plan was submitted to the Secretary of State for examination in late November 2024. Whilst this emerging plan is afforded very little weight in current decision making, it does show the general direction of travel. The application site is essentially within the middle of the industrial estate, surrounded by industrial buildings/uses, many which have been present for a significant period of time.

The adopted Salisbury CAF which was adopted in August 2020 is also relevant and refers to Churchfields thus;



It has a specific section about Churchfields (section 6) and states the following:

The CAF recommends the following Key Objective for the Churchfields Industrial Estate Character Area: To enhance the Churchfields Industrial Estate area and support a diversification of employment generating uses. This should be sought by:

- promoting the suitable relocation of employment uses, notably high-traffic generators
- improving the quality of place to attract start-ups and a greater variety of employment types
- supporting higher density employment uses, where appropriate
- investigating the relocation of Wiltshire Council's depot.

Land uses on the existing industrial estate include the council's depot, warehouses, open storage land, and a mix of showrooms and workshops, factories, and manufacturing units, along with vehicle repair workshops, trade counter units and some offices.

Paragraph 6.9 (in CP34) states that *"The evidence indicates that Wiltshire does not have land available in the right location at the right time to meet business needs and this could*

result in Wiltshire losing business to other locations where a more favourable business and regulatory environment exists". Wiltshire's principal employment areas should be retained for employment purposes within use classes B1 (now class E(g)), B2 and B8 to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. Proposals for renewal and intensification of employment uses within these areas will be supported. Paragraph 6.14 of CP35 (Existing Employment Land) specifically states that "The Core Strategy seeks to protect Wiltshire's most sustainable and valued employment areas by applying policies to favour employment uses on these sites. On some of these employment areas there are strong redevelopment pressures for other uses, notably residential and retail".

During the course of assessing this application, the applicant has provided additional information detailing how the premises will function. The use is described as a sui generis members only retail club. It will essentially function as a supermarket providing various food and household goods for sale however the key difference with a typical retail premises is that only members of the PBCC will be able to shop there. The PBCC Salisbury catchment area comprises of approximately 200 members who are all familiar with one another. It is explained that designated core and voluntary staff will have the complete knowledge and training to only accept members of the community in the unusual event that members of the general public arrive and attempt to shop at the premises. Members of the public will not be able to register for a membership simply momentarily. Although members of the PBCC from various catchments will be allowed to visit and shop at the proposed Salisbury Campus & Co store, the applicant advises that it is expected that this will happen infrequently. Doors serving the premises will be keypad locked at all times so no one will be able to enter without knowledge of the entry code. No signage is proposed as part of the proposals.

Main town centre uses are defined in the NPPF as including retail development (including warehouse clubs and factory outlet centres) amongst other development. National and local policy indicate a town/city centre first sequential approach for retail development. The WCS sets a local floorspace threshold of 200 sqm for retail impact assessments. CP38 of the WCS states that *"All proposals for retail or leisure uses on sites not within a town centre in excess of 200 sqm gross floorspace, including extension of existing units, must be accompanied by an impact assessment which meets the requirement of national guidance and established best practice, and demonstrates that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out in national guidance, to ensure that development is on the most central site available"*.

Section 7 of the NPPF deals with assessing planning applications for retail uses and ensuring the vitality of town centres. When assessing planning applications that are located outside of the defined town centre, the NPPF retains both the sequential and impact test requirement. Local planning authorities are required to ensure applications for main town centre uses are located in the town centre, then on edge of centre sites, and *"only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered"* (paragraph 91 of the NPPF). When assessing non-central sites, consideration must then be given to how accessible the sites are and how well located they are to the town centre. NPPF paragraph 94 requires an impact assessment to be carried out for edge and out of town proposals if the development is over a locally set floor space threshold. In this case and as specified previously, a threshold has been set within the WCS at 200 sqm (CP38). The impact assessment should specifically consider:

- The impact of the proposal on existing committed and planned public and private investment in the centre.

- The impact of the proposal on town centre vitality and viability. This includes impact on local consumer choice in the town centre and the wider area as applicable to the nature of the scheme.

Planning Practice Guidance - Town centres and retail provide further information about planning for town centre vitality and viability. The sequential test guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of centre locations (with preference for accessible sites which are well connected to the town centre). It supports the viability and vitality of town centres by placing existing town centres foremost in both plan-making and decision-taking.

The applicant considers that given the specific nature as to how such premises function, the proposed members only retail club is not suited to a town/city centre location. Notwithstanding this, the applicant has provided a retail sequential test and impact assessment. It is indicated that a comparable location would be required to demonstrate a premises of 350-450 sqm, and a maximum of 8-10 parking spaces. The submitted report concludes that there are currently no alternative town centre sites where the development could be located, and the proposal would not undermine the viability and vitality of the city centre.

The submitted information and conclusion of the sequential test are duly noted. However, in a subsequent e-mail dated 01/10/2024, the applicant's agent states that the *"Salisbury congregation of the Plymouth Brethren Christian Church has been searching for a suitable premises with Myddelton & Major since 2019"*. No detailed information has been submitted advising of other premises which have been considered from 2019 to the date which this current application was submitted.

The Council's Inward Investment Manager advises that there is an acute shortage of commercial space to buy or rent for use classes E(g), B2 and B8 in South Wiltshire at the moment and has concerns about the proposed use on the Churchfields Estate. He advises that this lack of commercial space is negatively impacting on the local economy, with businesses being unable to expand or new ones find suitable space. He is aware of a number of businesses in this position, and it has resulted in some leaving the area to move to neighbouring counties. Demand for industrial and business units on Churchfields industrial estate is strong with few vacant sites and any which do become available are rarely on the market for long.

The proposal would result in the loss of part of an existing unit which is currently used for B8 use. Whilst the applicant has provided a sequential test and impact assessment for the proposed change of use, officers have strong concerns that the proposed members only retail club will undermine the employment area and industrial site, particularly given that there is a known shortage of industrial space in south Wiltshire. Officers are unconvinced that such a use should be located on the Churchfields estate particularly in light of the emerging local plan, adopted core strategy policies and CAF which seek to retain employment purposes within use classes E(g), B2 and B8 to safeguard their contribution to the Wiltshire economy and the role and function to Salisbury.

The applicant's agent has reaffirmed on numerous occasions that the retail club would not function as a typical retail unit. It would not be open to trade for members of the general public and only be available to members of the PBCC. They have also stated that *"the site comprises unused Strukta space and the Campus & Co will have demonstrable social and economic benefits by serving the Salisbury catchment of the PBCC while cross funding educational charities. As previously noted, given the two uses will share the loading access of the premises, the proposal is compatible with the continued operations of the employment"*

area". They are firmly of the opinion that such a use is not readily compatible for an alternative location such as the city centre and have also suggested the following condition if the local planning authority was minded to granting either a permanent or temporary planning permission; *"The premises shall only be available to members of the Plymouth Brethren Christian Church who are registered to use the facility and there be no trade to visiting members of the wider public"*.

All of the above is acknowledged. With regard to conditioning use, officers consider that such a condition would be exceptionally difficult if not impossible for the council to enforce. This has been reiterated by the Council's Enforcement Officer whose views were sought. A further concern is that the PBCC could easily change membership/registration requirements in the future which could result in many more people using the premises than is currently intended/indicated thus diverting trade from elsewhere such as the city centre.

The applicant also advises that members currently utilise Campus & Co premises elsewhere with the nearest being at Andover and will continue to do so if this planning application is not successful. Establishing a retail club within Salisbury would serve local members of the PBCC and reduce travel for some thus have some sustainability benefits. These benefits are noted however such a use on this estate would, in officers' opinion, undermine Churchfield's economic function, character and viability and the potential benefits would not outweigh the loss of part of a B8 unit.

9.2 Impact on the character and appearance of the area

Given the internal layout and access arrangements for the premises, they will largely remain as existing. The change of use does not require any alterations to the buildings' elevational façade (aside from some small lights which have recently been installed for the benefit of members and staff).

The existing, simple industrial design of the building, which is coherent with the surrounding buildings on the estate, will not be materially impacted by the change of use. The change of use will not result in any material harm to the character and appearance of the application building and its impact on the surrounding area.

9.3 Impact on neighbour amenity/uses

The application site benefits from the absence of nearby residential properties. The nearest residential properties are No.43 and No.44 Churchfields Road, approximately 285 metres to the north-west, located on the edge of the industrial estate as illustrated in the submitted aerial view from the applicant's supporting statement:

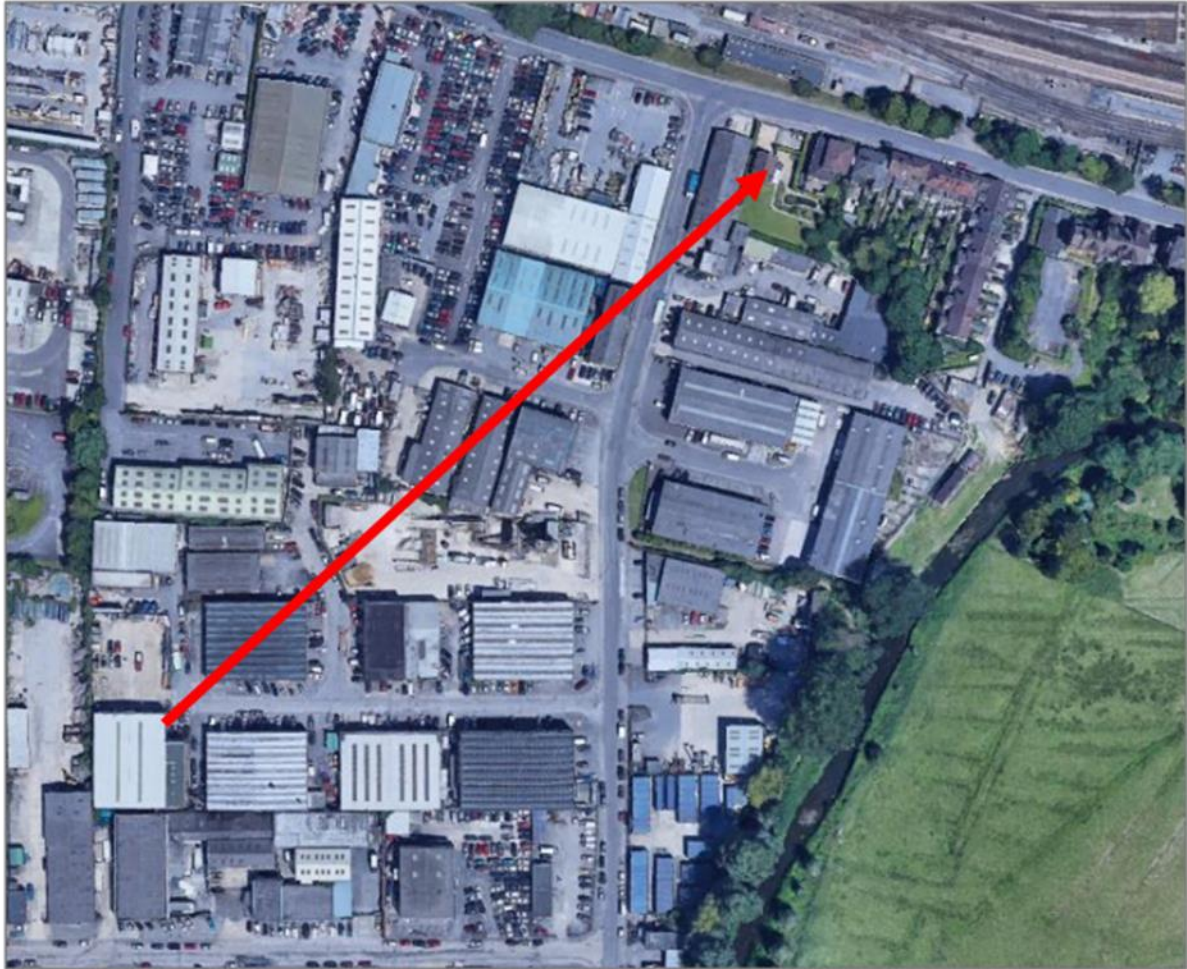


Figure 8 - Application site in the context of nearest residential properties

Notwithstanding the sufficient separation distance between the application site and noted residential units on the edge of the estate, such properties have a historic relationship with the existing surrounding uses of the site and are very unlikely to be directly impacted by the proposed change of use in this application.

With regard to the applicant's intentions to operate the retail club 24 hours a day (apart from Sundays and Bank Holidays) and when considering such properties positioned on the edge of the industrial estate, the proposal will not give rise to any adverse impacts on the amenities of the residents of Churchfields Road.

The proposal is concluded not to give rise to any adverse impacts by virtue of light pollution, unacceptable noise, vibration, and disturbance on the amenities of Churchfields Road residents. It is also considered that the proposed use and operating hours would not result in any material harm to the occupiers of nearby units within the estate.

Comments from Salisbury City Council are noted however as previously detailed, some lighting has recently been installed on the building for the benefit of members and staff. Concerns about the opening hours are noted however for the reasons detailed, it is not considered that in this specific location that any material harm would arise as a result. Refusal of the application based on the concerns raised by the City Council could not be sustained.

Any external plant or other external alterations may potentially require separate planning permission, and any proposed signage may require advertisement consent. If permission were granted, this could have been addressed by an informative note on the decision notice.

The application is judged to comply with relevant policies, notably CP57 of the WCS.

9.4 Highway matters

The application building benefits from being within a sustainable location, where it is a short, convenient walk to the railway station, city centre and close to the 24 National Cycle Network and Wiltshire Cycle Way. The retail club would therefore be accessible by sustainable methods of transport and ultimately, its members not dependent on private vehicles for access.

The site already benefits from an external delivery and storage area. Whilst the proposal will reduce the external storage area, Campus & Co and Strukta would be served by a total of 14 car parking spaces and 1 HGV parking space. The submitted site plan clearly demonstrates that there would be sufficient manoeuvring space to allow for the loading and unloading of HGV's and adequate parking provision to accommodate the additional vehicle movements.

Paragraph 115 of the NPPF states "*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*". Given the proposed change of use to a members only retail club, the proposal is unlikely to generate additional vehicle movements that would result in unacceptable noise, vibration, and disturbance. HGV deliveries for Campus & Co and Strukta will be a maximum of two each day. This is a low frequency and importantly, such vehicle movements associated with the employment use of the site are already reasonably expected. It is not considered that any impacts would be severe.

WC Highways have assessed the application and have concluded that "*the parking allocation is appropriate*". The Highway Officer has requested that if permission is granted, a condition is imposed restricting the use to Campus & Co as a specific 'members only' retail club.

9.5 Flood risk

The Council's Strategic Flood Risk Assessment advises that the site falls within an area at high risk of ground water flooding. The southern boundary and access are also at risk of a 1 in 100 year + 40% climate change allowance surface water flooding event.

In accordance with the NPPF's flood risk vulnerability classification, the existing B8 and proposed use is deemed less vulnerable to flood risk. Given the residual risk to flooding will not be materially impacted by the change of use, and the proposal requires no alterations to the exterior of the building or changing floor levels, it is considered that the building is appropriately flood resilient, where safe access and escape routes can be achieved.

10. CONCLUSION – the 'planning balance'

Whilst no physical alterations are proposed to the building and the application is judged acceptable in terms of the impact on neighbouring buildings/uses, highway matters and flood risk grounds, the application is recommended for refusal. Officers are aware that there is currently an acute shortage of commercial space in South Wiltshire. The proposed change of use to a members only retail club would result in the loss of part of an existing B8 unit, and it

is concluded that the proposed use would undermine the area and not accord with the thrust of policies in the WCS in terms of retaining a use class E(g), B2 or B8.

Establishing a retail club within Salisbury would serve local members of the PBCC and reduce travel for some thus having some sustainability benefits. These benefits are noted however such a use on this estate would, in officers' opinion, undermine Churchfield's economic function, character and viability and the potential benefits would not outweigh the loss of part of a B8 unit.

Furthermore, a potential planning condition imposed on any permission restricting who can shop at the premises is not considered to be reasonable or enforceable and would not meet all of the tests set out in paragraph 56 of the NPPF therefore there are concerns about how the premises would function in the long-term.

RECOMMENDATION

That the application be REFUSED planning permission for the following reason–

- 1 Churchfields is a long and well established industrial and employment area and there is currently an acute shortage of industrial space in south Wiltshire. Whilst the applicant has provided a sequential test and impact assessment for the proposed change of use, it is judged that the proposed members only retail club will undermine the employment area and uses on the Churchfields estate. No detailed information has been submitted with the current application detailing any other premises which have been considered from 2019 (the date which it is advised the applicant has been seeking a premises for a members only retail club) to the date which this current application was submitted and the reasons why alternative premises/locations were discounted.

The proposal would result in the loss of part of an existing B8 unit within an employment area where there is a known shortage of light industrial premises. The proposed use would not accord with the thrust of local plan policy in terms of retaining a use within these use classes.

Furthermore, a potential planning condition imposed on any permission restricting who can shop at the premises is not considered to be reasonable or enforceable and would not meet all of the tests set out in paragraph 56 of the NPPF. The applicant could easily change membership/registration requirements in the future which could result in many more people using the premises than is currently indicated and diverting trade from elsewhere such as the city centre.

The proposal is therefore considered to be contrary to the aims of the NPPF, Core Policies 2, 20, 35 and 38 of the adopted Wiltshire Core Strategy and Section 6 (Churchfields) of the Salisbury Central Area Framework.

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REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	19/12/2024
Application Number	PL/2024/07428 (full) & PL/2024/07589 (lbc)
Site Address	Howards House Hotel, Teffont Evias, Salisbury, SP3 5RJ
Proposal	<p>FULL</p> <p>Construct a single storey orangery building to the south elevation of the building to form a dining room. Change of use of land to form car park for customers, involving laying of permeable surfacing to reinforce existing ground surface. (resubmission of PL/2023/07927)</p> <p>LBC</p> <p>Formation of enlarged opening within timber framed partition between existing dining room and lounge at ground floor level within main hotel building. Construct a single storey orangery building to the south elevation of the building to form a dining room. (resubmission of PL/2023/08124)</p>
Applicant	Dr. Richard Keating
Parish Council	Hindon Parish Council
Electoral Division	Nadder Valley– Cllr Wayman
Type of application	Full Planning and Listed Building Consent
Case Officer	Hayley Clark

REASON FOR THE APPLICATION BEING CONSIDERED BY COMMITTEE

The application is before the Planning Committee at the request of the Local Division Member for the following reasons –

- Visual impact upon the surrounding area,
- Design – bulk, height, general appearance
- Car parking

1. PURPOSE OF REPORT

The purpose of this report is to assess the merits of the proposed development against the policies of the development plan and other material considerations. Having considered these, the report recommends that planning permission be REFUSED.

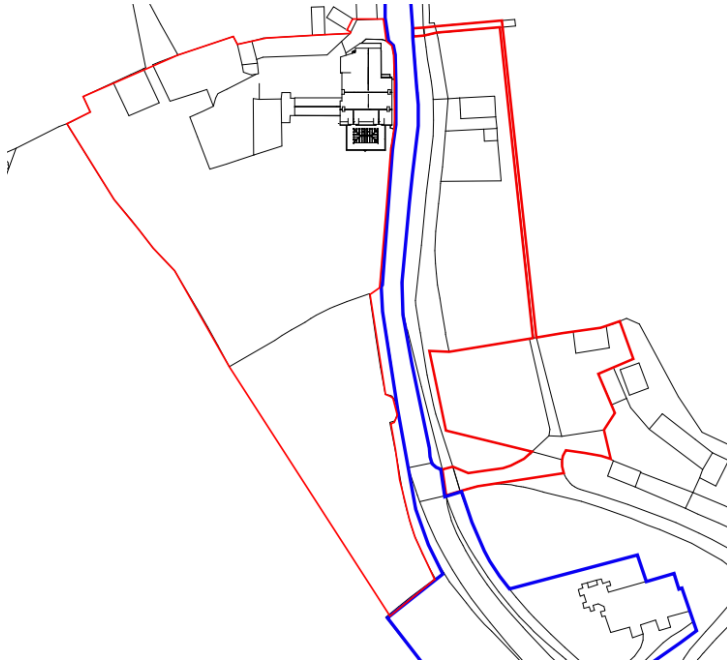
This is a joint report for both the full and listed building applications as the proposed development and issues are largely relevant for both.

2. MAIN ISSUES

Principle
 Character & Design including impacts on heritage assets
 Highway safety/parking
 Ecology
 Neighbour amenity

3. SITE DESCRIPTION

The application site relates to a grade 2 listed hotel known as Howards House Hotel, formally a residential dwelling the use as a hotel has been established it is understood for at least 30 years. The site is situated in the countryside on the edge of the village of Teffont Evias, which is identified as a Small Village by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP33 (Wilton Community Area). The hotel is located on the west side of the road, land around the hotel and on the east side of the road is also under the same ownership.



To the east, south and west the site adjoins open fields, whilst to the north the site is adjacent to several listed buildings as shown below hatched black. The existing entrance to the hotel is to the north with parking provided in a courtyard adjacent to the main hotel and associated courtyard buildings.



The Grade II* listed church of St Michael & All Angels and Grade II listed Teffont Manor exists to the southeast of the site. The entire site is situated within Teffont Magna & Evias Conservation Area and the Cranborne Chase and West Wiltshire Downs National Landscape.

Part of the site lies within flood zone 2 (below left) and part within flood zone 3 (below right)



4. RELEVANT PLANNING HISTORY

S/1985/0755 Removal of personal condition on planning consents

S/1989/1549 Internal improvements. Approved

S/2001/2033 For continued use of hotel for 18 residential guests and between 150 and 400 persons catered for at functions receptions or dinners. Approved

S/2010/0051 Awning to south elevation and extension of terrace. Approved.

S/2010/0052 Awning to south elevation and extension of terrace. Approved

S/2011/1666 Conversion of existing coach house, stables and grooms quarters to ancillary dining accommodation including bar, preparation area and toilets including external alterations. Approved

15/03014/FUL Conversion of existing coach house, stables and groom's quarters to ancillary dining accommodation including bar, preparation area and toilets including external alterations. Approved

15/03287/LBC Internal and external alterations to facilitate the conversion of existing coach house, stables and groom's quarters to ancillary dining accommodation including bar, preparation area and toilets. Approved

16/03147/FUL Provide occasional overflow parking in adjacent field to Howards House Hotel. Refused

PL/2023/00353 Construct a single Storey Hardwood Orangery to the South Elevation to Form a Functioning Dining Room. Withdrawn

PL/2023/00403 Construct a single Storey Hardwood Orangery to the South Elevation to Form a Functioning Dining Room. Withdrawn

PL/2023/00530 Formation of enlarged opening within timber framed partition between existing dining room and lounge at ground floor level within main hotel building. Withdrawn.

PL/2023/10206 Proposed conversion of existing function room and associated toilets (within former stables and grooms quarters) into 2 No. additional letting bedrooms. Withdrawn

PL/2023/10592 Proposed conversion of existing function room and associated toilets (within former stables and grooms quarters) into 2 No. additional letting bedrooms. Withdrawn

PL/2023/07927 Construct a single storey orangery building to the south elevation of the building to form a dining room. Change of use of land to form car park for customers, involving laying of permeable surfacing to reinforce existing ground surface. Refused

PL/2023/08124 Formation of enlarged opening within timber framed partition between existing dining room and lounge at ground floor level within main hotel building. (resubmission of PL/2023/00530). Construct a single storey orangery building to the south elevation of the building to form a dining room. Refused

5. PROPOSAL

The application is proposing to erect a single storey conservatory to the south elevation of the existing building. The proposed conservatory will measure 7.42metres in depth by 10.24m in width adding an additional 76 sqm of floor space. The height of the proposed conservatory is approx. 2.87m to the flat roof with an additional 0.70m to the top of the roof lantern giving an overall height of approx. 3.60m. The proposed conservatory will provide additional dining space to allow for an increased capacity for diners, increasing from 20 covers to 60 covers.

Proposed elevations and floor plan included below



In association with the increased dining capacity, is a proposed car park to provide 14 additional parking spaces. The proposed car park will be located on the opposite side of the road from the hotel, approx. 120m to the south east of the hotel. A foot path leading from the car park to the hotel will be provided in the field on the east side of and parallel to the road.

Plan of car park and foot path shown below -



Internal works include the removal of a wall to create one large room.

6. CONSULTATIONS

Parish Council - Support

Highways – No objection subject to conditions

Conservation – Objection

Historic England – Were not consulted on this application as had no comments on the previous refused application

Ecology – No objection subject to conditions

Natural England – No objection subject to conditions

National Landscape – Comments received

7. REPRESENTATIONS

The application was publicised by letters posted to near neighbours, site notice and newspaper advertisement.

22 letters of support received; points made are summarised below -

- Fits in with existing ambiance of Teffont Evias
- Well screened car park
- Attractive and well thought out appearance of south elevation of hotel
- Orangery will provide all year round dining
- Opening up of internal rooms will provide more spacious and lighter entertainment area, previous sitting room too small

- Popular and well known hotel locally and nationally
- As a family have used for over 30 years
- Something village is proud of
- Last two years building has deteriorated
- Hotel/restaurant industry needs support after covid
- Proposals create a viable and sustainable business
- Reviving of hotel
- Don't live in village but look for good places to eat with convivial atmosphere, locally sourced produce, imagination and flair. Beckford Group have all this. This opportunity will be lost if denied
- Salisbury lacks a small countryside hotel with a reputation for the quality of their food and hospitality. Growing number of local farmers/growers who wish to the local area rather than supermarkets
- This hotel needs larger seating capacity
- Orangery is wooden structure independent of main building
- Architectural history, shows buildings have been added to and removed depending on their use/financial viability
- Provide employment in wider community
- Destination for people to relax and enjoy countryside
- Teffont has changed a lot since the 1960's, substantial properties built along B3089 and village evolving. and controls on planning determine the appearance and aspects of functional impact. Orangery is modest compared to buildings permitted elsewhere in more prominent positions.
- Traffic generation low density
- Nearby Beckford establishments show venues popular, but customers do not arrive all at one.
- Proposals presents an opportunity to provide the village with a successful amenity without disproportionate impact.
- Existing awnings unsightly, orangery painted sage green will be barely visible from the road.
- Consideration given to dark skies policy with blackout blinds and curtains.
- Extension is reversible
- Negative impact to the building as a result of the orangery extension is minimal, temporary and greatly outweighed by the benefits.
- Having a vibrant, fully functioning hospitality business again will be a real focal point for the village which now has no other amenities.
- Cannot understand why this planning procedure has been so protracted and are amazed that the Beckford Group have stuck with this project after the endless delays
- Building is about to go into its second winter sitting empty and is currently looking very sad and forlorn and is fast becoming an eye-sore
- Hotel has been such a great venue of hospitality over many years for a variety of occasions, catering for tourists, Evias and Magna Church events, also neighbouring villages.
- Dismayed early submissions turned down
- Valuable source of income and promotion of AONB
- Teffont awarded best village 4 times but will struggle to repeat with a major feature of the village decaying
- Moved to Teffont 5 years ago, centre of village is Howards House, provides beating heart, beautiful house and gardens. Many fond memories made here.
- Hotel will add new dimension to village unlike holiday lets (15 air B&Bs listed in Teffont)
- Beckford Groups hospitality venues are carefully considered and have a unique character fitting for the context and not corporate feel.

- Beckford Group successful when many other rural places have struggled
- Before the Hotel closed 2 years ago the dining facilities were well used by villagers and village societies for annual dinners, AGM's etc
- Hotel helped during pandemic to use its connections with wholesale food suppliers to supply village with essential supplies
- Orangery and car park do not impact on historic nature of the buildings and surroundings
- In determining applications local planning authorities should take account of sustaining/enhancing significance of heritage assets and put them to viable uses; positive contribution heritage assets make to sustainable communities including economic viability; desirability making positive contribution to local character – para 203 of NPPF. This proposal does all the above.
- If purpose of planning is to establish if development is acceptable to locals this application should be approved
- Building not commercially viable in present form
- Understand that there has to be a balance between preservation of an historic building and the requirements for change required to run a viable business.
- Believe the concerns of noise and the effect on the immediate environment of the proposed car park will have little negative impact. There will not be the mass exodus of cars at say 2pm and again 11pm normally associated with closing times of pubs.
- Careful consideration should be given to the choice of car park surface to minimise traffic noise e.g tarmac instead of gravel and the use of low level subtle lighting as well sympathetic landscaping.
- The proposals are sympathetic to the setting
- Will enable investment in, and preservation of, a listed building
- The old Dower House as was, has undergone many and varied developments since the 17th century including gothic additions and even "Swiss style" refinement in line with the grand tours of various owners, adding and changing the original in line with the times. This most recent proposal in the journey of the building appears to be both sensitive to the history.
- Every historical building has to grow and develop over time, or it fails (see Phillips House in next door Dinton).
- The restoration and operation of Howard's House will add significant cultural, economic and community benefits to the broader region well beyond Teffont and surrounding village
- building design and proposed materials for the restaurant have been chosen not to dominate, or indeed detract from, the character of the original building.
- The environmental and eco-conscious plans also clearly recognise the hotel's location within a conservation area and the Cranborne Chase National Landscape
- Plans are supported by, and are currently dependent upon, a regional hospitality group which has a proven track record of successfully and sympathetically integrating small hotels and restaurants into rural communities.
- Recognise that the successful evolution of the former Howard's House Hotel will lead to an increase in road traffic
- Recognise that country life cannot stand still and that there is a need for appropriate diversification in rural communities

3 letters of objection received; points raised are summarised below -

- Resident of Teffont Manor oppose car park, concerned overflow will be into Manor grounds
- noise,
- disturbance,

- anti-social behaviour,
- safety/security.
- Car park too small,
- highway safety/parking objections – increased traffic on single track lane, additional users for customers, employees and trades.
- Need clarity from the applicant regarding their estimates for the increased traffic volume – for example, 29 employees: if we assume 15 will leave and arrive by car that's 30 car journeys up and down the road each day. Let's assume there are 5 deliveries - this is another 10 daily journeys. If the business plan assumptions lead to (e.g.) 70 customers a day and we assume a car journey for every 2 people, then that's another 70 journeys a day (35 each way) giving a total of 110 per day, or 770/week, or c3000/month.
- Without clarity, projection of traffic numbers, cannot assess impact on ambience of Teffont
- Road is single lane for almost its entire length with limited passing points and which has a 20mph speed limit. Speed limit ignored by most, particularly trade
- This new proposed business is very different to the previous Howards House hotel in terms of customer volume and use and so any comparisons should be avoided
- Risk to horse riders, walkers, cyclists and local traffic including agricultural traffic
- Accidents waiting to happen
- Other places in village more suited to a car park.
- Those supporting aren't affected by hotel and its parking.
- There is not universal local support.
- Existing/former use not comparable to proposed.
- Geographical issue that the B3089 doesn't run through Teffont Evias although there is definitely a signpost on the B3089 for the village
- Environmental harm through additional use
- No impact assessment/statement has been provided based on business volume
- Teffont will cease to be the tranquil place we know and love
- Genuine concerns over car parking and impact on heritage impacts to the adjacent St Michaels Church and Teffont Manor as identified in previous proposals which saw car park reduced in size

2 letters received providing comments, points raised are summarised below –

- Reptile report states one slow worm was found but could be 10 in whole area. Slow worms must be protected. B3089 doesn't run through Teffont Evias.
- A 60 cover restaurant, 29 staff, and a 12 room hotel, the car parking facilities being put forward are potentially about 50% of what's needed. Where will customers, faced with a full car park, leave their cars?
- On the way to Victoria House in Tisbury, driving via the Beckford Arms, an example of a business with a car park far too small to support this 'destination restaurant and hotel', approx. 25 cars parked on every spare bit of grass verge, on the road, on corners blocking sight lines, turning the approaching roads from two lanes to single lanes, and creating some quite dangerous situations. This potentially is what will happen at Teffont House.

8. PLANNING POLICY

Planning (Listed Building and Conservation Areas) Act 1990 : -

Section 16 & 66: Special considerations affecting planning functions (LISTED BUILDINGS)

Section 72: General duties of planning authorities (CONSERVATION AREAS)

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG)

Wiltshire Core Strategy:

CP1 (Settlement Strategy),
CP2 (Delivery Strategy),
CP33 (Wilton Community Area),
CP39 (Tourist Development),
CP40 (Hotels, Bed & Breakfasts, Guest Houses & Conference Facilities),
CP48 (Supporting Rural Life)
CP50 (Biodiversity)
CP51 (Landscape)
CP57 (Ensuring high quality design and place shaping)
CP58 (Ensuring conservation of the historic environment)
CP61 (Transport & Development)
CP64 (Demand Management)
CP67 (Flood risk)
CP69 (River Avon SAC)

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):
E19 – Existing Employment Sites in the Countryside

Supplementary Planning Documents:

Creating Places Design Guide SPG (April 2006)
Wiltshire Local Transport Plan – Car Parking Strategy
AONB Management Plan 2019-2024
Wiltshire Design Guide
Teffont Village Design Statement

Listing Details

Main House – Howards House Hotel

ST 93 SE TEFFONT TEFFONT EVIAS (west side)

1/182 Howards House Hotel

GV II

Detached house, now hotel. Early C17, altered early C19. Rubble stone, Welsh slate roof, ashlar stacks with moulded cappings. L- plan, C17 gable-end to road. Three-storey, 3-window. Depressed Tudor-arched doorway with planked door to left of north wing with 3-light recessed chamfered mullioned window to right and 2-light to left. First floor has 1-light, two 2-light mullioned windows and second floor has two 2-light hollow-chamfered mullioned windows. C19 roof on Swiss-style deep eaves on curved wooden brackets. To left is 2-span roof range consisting of C17 range with raised eaves and parallel C19 range to north; two 2-light blocked hollow- chamfered mullioned windows with hoodmoulds and one 2-light to first floor; tablet with AHE /1623, straight joint and former roofline visible. Right return of this range has C19 4-light mullioned window with arched lights and hoodmoulds, 3-light mullioned windows to first and second floors. Left return is garden front with margin-pane French windows to left and right, 3- light ovolo-mullioned window to centre, first floor has two

2-light and one 3-light hollow-chamfered mullioned windows, second floor has 2-light mullioned windows with pointed lights in gabled oriels, to either side of central 2-light casement with pointed lights, deep eaves as front. Right return has C19 door to right in lean-to porch. Rear has 2-light mullioned windows to C17 range to right, north range has depressed Tudor-arched doorway with 2-light round-arched mullioned window to right, three mullioned windows to left, first and second floors have various mullioned windows and one cusped pointed light, 12-pane sash. Attached to rear is single-storey stable and outhouse range with planked doors and slate roof. Interior not accessible at time of survey.

Listing NGR: ST9907631327

Stables and Carriage House

T 93 SE TEFFONT TEFFONT EVIAS (west side)

1/183 Stables and carriage house at Howards House Hotel

GV II

Stables and carriage house. C17 and early C19. Dressed limestone, double-roman tiled roof. Two-storey carriage house to right has two segmental-arched carriage doorways with double planked doors, first floor has two 2-light casements. Attached to left are single-storey stables with two planked stable doors and three 2-light casements, loft has central planked door and 2-light casement to left. Attached to right of carriage house is C19 single-storey stable with Welsh slate roof; planked door and 2-light and 1-light casements. Interior not inspected.

Listing NGR: ST9906431338

9. PLANNING CONSIDERATIONS

9.1 Background

In early 2023, planning and listed building applications were submitted for works to Howards House Hotel for the erection of a single storey orangery on the south elevation and associated internal works (PL/2023/00353, PL/2023/00403 and PL/2023/00530). The applicant withdrew all three applications.

The Council's conservation officer provided the following comments for the proposed extension in the above applications : -

"I have significant concerns about the scale of this proposal with regard to the impact on the character and setting of both the listed building and the CA. Tripling the number of covers will surely have a significant demand for increased parking, bathrooms and other facilities, without details of which it seems premature to entertain this proposal; a significant traffic increase would also be a concern for the character of the CA. There is no heritage statement whatsoever and the application shouldn't have been validated. The delight of the hotel is its high quality architecture, village setting, and small scale intimate nature, this could well be lost by significant expansion."

A request for preapplication advice followed the withdrawal of the above applications, the preapp advice sought comments on "Orangery extension, internal alterations, parking to facilitate future viability and re-opening of the Hotel." The following comments were provided by the conservation officer.

“The hotel building is grade II listed and in the exceptional conservation area of Teffont Evias within which most of the buildings are listed. The NHLE entry describes the evolution of the building, with the earliest part being a two-storeyed building with its gable to the road, raised in height and paired with a second block to the north under a 'Swiss chalet' roof in the 1837-8, according to VCH Wiltshire. The south elevation of the building is therefore the most significant of the earliest parts surviving, and in its altered C19 form is formal and relatively grand, and of a crafted architectural design. The proposal to erect a large single-storey extension, or orangery, across the whole of the southern front, of approx. 8mx11m. This would completely sever the relationship between the historic core and the garden and have a significant impact on the setting of the building. I consider the proposal would fall within the realm of substantial harm in NPPF terms and would not preserve the character or setting of the listed building as expected by sections 16/66 of PLBCA Act 1990. The impact on the CA and setting of other LBs would be much lower. I do not consider that any form of extension would be appropriate on the southern elevation.”

Applications PL/2023/07927 and PL/2023/08124 were then submitted in September 2023. The initial submission raised objections and was heading for a refusal on a number of points such as heritage, flooding, highways and ecology. The applicant was advised in December 2023 that there were objections to the conservatory and/or any extension to the south elevation however it was agreed to allow the applicant to extend the time for determination to allow further details to be provided in respect of other issues such as ecology, the parking area as well as possible revisions to the orangery. Again, the applicant was advised that it was unlikely that the objections to the conservatory could be addressed to allow a positive outcome, the applicant opted to proceed aware of the Council's views regarding the addition of any structure to the south elevation of the property. The application was subsequently refused for the following reason

PL/2023/07927 (full)

The proposed erection of a conservatory to the south elevation of Howards House Hotel due to its siting, scale and design (including large amount of glazing and light spill) is considered to have a significant impact on the character and appearance of the grade 2 listed building, its setting within the conservation area and impact on the dark skies status of the National Landscape. Furthermore, the creation of the new car park along with footpath and associated lighting, hard surfacing and inevitable signage is considered to have a significant impact on the setting of adjacent listed buildings, the conservation area and National Landscape. The proposals would therefore fail to preserve the character and significance of Howards House and would fail to preserve the setting of the church and Manor (both listed buildings). Contrary to the aims of S66 and S72 of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and core policies 51, 57 and 58 of the Wiltshire Core Strategy.

PL/2023/08124

The proposed conservatory and associated internal works are considered to have an unacceptable impact on the character and appearance of the grade 2 listed building Howards House Hotel. The siting of the proposed conservatory on the south (principle) elevation combined with its scale and design creates a significant and incongruous addition to the detriment of the character of this heritage asset. The proposal would therefore fail to preserve the character and significance of Howards House, contrary to the aims of S16 of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and core policy 58 of the Wiltshire Core Strategy.

9.2 Principle

The site is situated within the countryside outside the main built up area of the Small Village of Teffont, as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP33 (Wilton Community Area), where unsustainable development is restricted. Wiltshire Core Strategy (WCS) policy CP39 (Tourist Development) however allows for tourist development in or close to Small Villages provided that any proposal protects landscapes and environmentally sensitive sites with the objective of 'providing adequate facilities; enhancing enjoyment; and improving the financial viability of the attraction'. WCS policy CP40 (Hotels, Bed & Breakfasts, Guest Houses & Conference Facilities) further allows for the sensitive extension, upgrading or intensification of existing tourism accommodation facilities outside of the settlements provided that it involves 'conversion of existing buildings and avoids unacceptable traffic generation'.

No information has been submitted with the application to demonstrate how the proposals will improve the financial viability of the existing hotel or meet the requirements of these 'tourist' policies. There is also no information to accompany the application which justifies the development in the countryside. However, the hotel and associated hotel use already exists, and recent alterations have taken place to the site which may be seen to improve its viability. The principle of increasing the hotel usage and associated additional parking provision to serve this existing Hotel could therefore be accepted in this location in line with these policies.

This acceptability is however subject to the detail in terms of the design; impact for the landscape character and heritage assets in the area; neighbouring amenities; and highway safety. These will therefore be considered in more detail below.

9.3 Character & Design including impacts on heritage assets

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. Section 16 of the Act states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In addition, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' (in relation to listed buildings) and in paying 'special attention' (in relation to conservation areas) consideration must therefore be had as to whether the proposal causes 'substantial harm', 'less than substantial harm' or no harm to the asset.

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions such as this are acceptable in principle subject to there being no adverse impacts. Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.

Part 11 of the Creating Places Design Guide relates to listed buildings and conservation area. The guidance on page 45 states "*Listed Buildings are those given special protection by the Government. They are the most important buildings we have and make an immeasurable contribution to the character and heritage of our District. We will seek to keep it that way*".

“Any proposal to alter, demolish or extend a listed building in a way which would affect its character will require Listed Building Consent. While many listed buildings can sustain some degree of sensitive alteration to accommodate continuing or new uses, great care must be taken to ensure that the special interest of a building is not lost”.

“...when considering an extension to a listed building, great care must be taken to minimise the impact of the proposed work on the historic form and structural integrity of the building. Listed buildings vary in the extent to which they can accommodate change without loss of special interest.....”

Whilst page 47 of the design guide states “A conservation area is described in the Town & Country Planning Act as “an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance”. Conservation Areas are designated locally, and a designation is the recognition of an area's special qualities which the Council intends to safeguard as part of South Wiltshire's heritage. It is the combination of various different qualities, rather than an accumulation of a number of individual buildings which is important in terms of Conservation Areas”.

And

“Conservation areas are important not just because of the quality of the individual buildings, but because of their relationship with one another, views in and out, and defining features such as trees, walls and relationship to space. Collectively they form places of an outstanding quality.”

The proposed development relates to a grade 2 listed dwelling located within the conservation area. The proposals relate to extensions and alterations to the listed building and works to create a new car park on the opposite side of the road along with a new foot way through a field from the car park to the hotel. Therefore, the development as proposed has potential to affect the historic environment and associated heritage assets. Due to these constraints, the Council's conservation officer was consulted and provided the following comments: -

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. The LURB Act adds ‘or enhancing’ to section 16.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF ‘Conserving and enhancing the historic environment’ sets out the Government's high-level policies concerning heritage and sustainable development. Paragraph 199 of the NPPF advises that ‘great 2 weight should be given to the [heritage] asset's conservation’. Paragraphs 201-3 require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) "enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development" and "responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting."

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered:

Howards House Hotel is a grade II listed building; its stable and carriage house block in the yard to the northwest is listed separately, and all other buildings within views to and from the site are also listed, with the church at II. The site and its surroundings are within the Teffont Magna & Evias Conservation Area. The walled garden is historically associated with the Manor House and its walls are considered to be curtilage listed.*

Relevant planning history: 2010 Awning to south elevation 2011-15 apps for conversion of stable/carriage block to dining/function/wc spaces. PL/2023/08124 & 7927 Orangery, car park, internal alterations.

Proposal: The proposal has two principal elements, an orangery extension to the south elevation of the hotel and a new car park on land close to the church.

The hotel building's history is covered in some detail in the heritage assessment, including its origins as a dower house and significant historic alterations. The southern (i.e. garden) elevation of the building is its most unified and formal, altered to its current design circa 1837 and incorporating the two-storeyed C17 cottage.

The HIA concludes that:

Howard House Hotel as a Grade II listed building derives its high significance from the aesthetic, historical, communal and evidential values relating to its built fabric and past uses as well as its association with the important historic estate in Teffont Evias.

Its setting within the historic estate and the relatively unchanged village as well as the historic now only partly walled garden and the surrounding landscape of the AONB makes an important contribution to its significance.

The proposal to add an extension to the southern elevation would have a significant impact on the character of one's experience of the building, both from inside and out. Externally, it would cover very nearly the whole width of the elevation (11.6m) to a depth of 7.7m. This is much deeper than the original blocks of the building. This structure would prevent any view of the building from ground to roof and effectively divorce the principal ground floor reception rooms from the garden. The design of the orangery is of a Classically inspired nature with pilasters and cornice, with a large glazed central lantern.

It is considered that building across the whole of the ground floor of this elevation would cause a significant level of harm to the character and significance of the building, albeit within the 'less than substantial' range in NPPF terms. The higher parts of the orangery would also be readily visible from the street, where its immense scale would clearly indicate a structure of a non-residential nature, making a significant and alien contribution to the streetscene that would fail to preserve the character of the CA.

It is also proposed to remove most of the wall between the existing dining and sitting rooms, the two reception rooms to the southern elevation. There is evidence of several C20 alterations within these rooms, although the dividing doorcase appears likely to be mid-C19 and it matches others in the building. NB The proposed floor plan doesn't show this change, but a separate 'LBC internal alterations' drawing does include it – I presume this is the intention. The description of works for the LBC application refers to removal of a timber partition, but the HIA makes no mention of timber construction. This should be established if it hasn't been already. The building is typically cellular and without any assessment of the development of the plan and circulation it is difficult to assess properly the level of impact that this proposal would cause. If this were the only work proposed and the need for it was justified by significant benefits (viability etc) then it might be acceptable.

The proposals for the hotel are at such a scale that they would generate significant additional traffic through the village and more vehicles than the hotel can accommodate. The proposed solution is to use land within the site of the Manor House and adjacent to the church. This raises a number of issues, both for the character of the setting of these listed buildings and for the character of the CA. Teffont Evias is one of the most picturesque villages in the area, having no significant C20/21 interventions, and an open streamside village street with all buildings of the local stone and traditional roofing materials (mostly clay tile and thatch). The large open meadow on the east side of the stream forms part of a landscape that has the feel of being intentional rather than accidental, the hillsides framing the view to the manor with its rooftop decorations and the fine church spire, continued on the other side of the Manor House with its park and lake. The proposal would have a significant impact on the quiet setting of the Manor House and the church, with comings and goings of cars and pedestrians assumed to coincide with typical licensing hours. Access to the car park for vehicles is across a narrow bridge and through the historic gates of the Manor House, inevitably requiring signage on the street and lighting of the gateway. The footpath from the car park would require a solid surface, fencing and lighting, and presumably the unfenced bridge would need to be made safer. These are not detailed in the application but, together with the regular presence of people walking through the open landscape, would fail to preserve the open, quiet and undisturbed character of the CA.

The HIA refers to a schedule of repairs by NDM Building Surveyors, however this has not been provided.

The HIA argues that there are public benefits that clearly outweigh any harm to the heritage assets. These benefits are identified to be the prevention of harm that would be caused by loss of the business and the consequent uncertainty of its future and securing its optimum viable use. The scheme is not for a minor expansion or upgrade of facilities to support an existing business, it's a speculative new venture of a very different nature from the previous hotel operation. The aim seems primarily to become a destination restaurant, with its hotel function seemingly sidelined – certainly, the tranquil country guest house experience that the previous business offered seems incompatible with large numbers of non-resident visitors. This may well offer economic benefits that would weigh in favour of the scheme, but there is little or no evidence to support any of the claims about the existing and anticipated viability. Much is made of the other businesses operated by the group behind this scheme, but we can't assess the viability by inference from projects elsewhere.

Summary & conclusion:

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

As discussed above, it is considered that all elements of the proposals would cause a degree of harm to the character and setting of the designated heritage assets identified. Collectively these fall within the 'less than substantial' range, but at a level at which significant public benefits would be essential in order that they might be considered to outweigh the harm. In terms of heritage harm and benefits, if retaining the building as a hotel can only be achieved by turning it into a restaurant with a few rooms, with the extension and car park as proposed, then it may be preferable to see the building revert to its original residential use.

I remain firmly of the view that the proposal would fail to preserve the character and significance of Howards House and would fail to preserve the setting of the church and Manor (both listed buildings). contrary to the aims of s66 (for FUL) and s16 (for LBC) of the PLBCA Act 1990, the NPPF and CP58. There would be some harm to the character of the CA by the provision of the lit footpath and the parking area

Officers concur with the views of the conservation officer; the proposed conservatory is a substantial addition to the principle elevation of the property and will significantly impact on the character and appearance of the building. Whilst third parties' comment that the proposed conservatory and internal alterations are reversible and have no long term impacts on the building this is not correct particularly in relation to the loss of the fabric of the building through the removal of the internal wall.

Officers take into account when assessing such developments and weigh up the public benefits versus the harm to the heritage assets. Whilst there are benefits to the proposed development as detailed by the applicant, it is not considered that on balance the benefits outweigh the significant harm to the heritage asset in this instance. It is understood that the applicant wishes to expand the business however, the addition of the large conservatory or any other structure on the south elevation will cause unacceptable harm to the overall character and significance of this listed building.

No viability report has been provided which demonstrates that the hotel cannot function at its current capacity. No alternatives have been put forward or what other options have been explored which would demonstrate that no alternatives are possible. Has the property been advertised for others to take on the hotel business and run as existing? The increase of covers from 20 to 60 is a substantial increase, whether this is suitable for this location is not

considered to have been demonstrated. That the business has worked in other locations does not mean that it could work at Howards House Hotel, different locations may be able to accommodate such a scale of business but that is not a reason to approve elsewhere where significant harm to heritage assets is apparent.

Section 1.6 of the submitted planning, design and access statement states “*The applicant team with 30 years experience in running hotels, have determined that the hotel’s layout no longer serves a modern purpose; there is insufficient dining space, which in turn does not justify the provision of more bedroom space. In order for the hotel to run viably in the future, it needs to be able to attract local people in addition to the hotel guest*”. How has it been determined that the hotel no longer serves its purpose? This revised application has received 22 letters of support from the community, if the locals are in support of the Hotel being retained for use as a hotel and support this use within their community and if they feel strongly, they would have been using this facility and supporting it regularly. Local support may have prevented the hotel from closing. It seems that locals have not been supporting the hotel and restaurant to a degree which meant it stayed open. By extending the property and increasing the number of covers does not mean that the business will suddenly gain local support or that this will be retained over a long period of time. Again, the level of harm to the heritage asset is not outweighed by the above given the unknowns involved.

No details have been provided as to where the additional staff will be found, section 1.7 of the submitted planning, design and access statement states the development has the potential to provide at least 30 permanent local jobs. Teffont is a small rural village surrounded by other small rural villages, would there be enough staff locally to help run the much larger establishment or would staff need to be brought in from elsewhere? The site is not in a sustainable location and staff would need to travel by private vehicle in order to reach the property, this would exacerbate the impact on the quiet rural location. Whilst there is sufficient parking for the additional hotel rooms and dinner covers, it is not clear where the staff will park, again, potential impacts on the small village and narrow country lanes through the additional traffic and potential parking issues. The harm to the setting of the listed building exacerbated by this significant increase in the scale of the business without any evidenced justification.

Section 3.2 of the submitted planning, design and access statement states that “*The hotel has been successful in the past, but has become fundamentally economically unviable because of its physical configuration. It does not have enough guest bedrooms to viably trade and, more immortally, it does not have enough dining area in its common parts to accommodate further bedrooms and most critically, non-resident guests..*”. If the hotel has been successful in the past with the current physical configuration, what has changed, why is it suddenly no longer useable?

During the various planning applications for this development and also included within the application documentation, the applicant states that if the development is not allowed the hotel would revert back to residential use. Para 5.33 of the planning statement states that “*If the hotel were to find itself unable to continue operating as a hotel, then the applicant team are unconvinced that the building would be economically attractive to a potential residential owner – there hardly being a queue of potential purchasers willing to invest the time and funds necessary to deal with the repair bill. So, whilst in some minds reverting Howards House back to a dwelling might be considered the optimum use, it is not the optimum viable use.*” There is however no evidence supporting this statement. Whilst the loss of hotel and associated benefits to the community this has brought in the past and could potentially bring would be unfortunate, the property was originally a residential dwelling so its reversion back to its former use would protect the listed building in terms of not requiring a substantial extension and associated works which harm the heritage asset.

Moving on to the car park, this will in itself be largely screened from the road due to its siting and the mature hedge along the road side boundary. The siting of the car park itself is a concern by way of the distance from the hotel and whether customers would actually use it, it is well known that people would prefer in general to park as close to an establishment as they can to walk the least distance. There is unrestricted parking on the road, the road being narrow and used by agricultural machinery in this rural location. The proposals relate to a significant increase in the scale of business from 20 to 60 covers, this does equate to a significant increase in cars and vehicle movements along this narrow road. It is also unlikely that visitors would use the proposed footpath over walking down the road due to possible safety concerns and also because the road itself is very pleasant alongside the river.

The footpath from the car park to the hotel will introduce a long, incongruous feature into the landscape with associated lighting. Details of landscaping, hardstanding and also safety features such as handrails alongside the associated pedestrian bridge by the hotel have not been provided, should the application be approved, these details would need to be provided by condition.

The site is also located within the National Landscape which has dark skies status, the proposals include new lighting to the car park and footpath, both of which have been discussed with the National Landscape dark skies advisor and been amended to suit the requirements by way of low lighting and downward facing lights. The conservatory due to its scale and design with a large amount of glazing has the potential to omit much light; whilst the proposals indicate that blinds and curtains will be used in the conservatory to address light pollution, blinds are not development and realistically cannot be conditioned and are not enforceable. The light pollution from the conservatory, therefore, raises concerns in respect of the dark skies status of the area however, the National Landscape dark skies advisor has been consulted and have no objections stating *"There will be a significant reduction in light pollution compared to the pre-existing lighting"*, and *"The automated blackout blind incorporated in the underside of the lantern light of the proposed orangery seems to cover our earlier concerns about light pollution from that source."*

The National Landscape advisors have also commented that there is a lack of hard and soft landscape details and plans for these elements including specification for the car park and access route to the hotel should be provided and agreed. If approved, these details can be agreed by condition.

It is evident that the applicant and Council fundamentally disagree regarding the proposed development, specifically with regard to the impact on the heritage assets. The applicant would naturally conclude that the harm is not significant as this would fit with the proposals and thus allow for the substantial extension to be built.

The Council however consider that the harm caused to the listed building and its setting is to a degree that the benefits of the proposals do not outweigh the harm and therefore the development cannot be supported. The applicant has cited a number of other cases and case law to support their position, the Council has reviewed these, but each case is assessed on its own merits, each listed building (and any other site) is unique, and their setting is unique. It is not considered that it is possible to compare two different sites and say that because a development was acceptable in one location it is in another. The letters of support for this current application compared to the lack of local support previously is noted. There are, however, still many unknowns and the Council have been consistent with the view that any addition to the south elevation would have a detrimental impact on the listed building and would not be supported, the applicant has not provided any details or submitted a scheme which changes this view.

The decision made by the Council was not taken lightly and all matters have been weighed up and taken into consideration when reaching the recommendation.

9.4 Highway safety/parking

The Highway Authority has been consulted and provided the following comments –
*I refer to the above planning application to construct a single storey orangery building to the south elevation of the building to form a dining room. Change of use of land to form car park for customers, involving laying of permeable surfacing to reinforce existing ground surface. (resubmission of PL/2023/07927).
In highway terms this application is the same as PL/2023/07927 and I therefore offer similar comments.*

*Fourteen additional car parking spaces are proposed in a new car park on the opposite side of the road to Howards House Hotel which meet current parking standards.
The proposed new car park is some distance from the hotel, accessed by a footpath across the adjacent field. Lighting (PIR sensor bollard mounted) will be installed to illuminate the footpath for night time use.
As previously suggested, it is strongly recommended that 'pedestrians in road' warning signs are installed at either end of the stretch of road where pedestrians may be present as guests may choose to walk along the road. Along with clear signage at the hotel entrance to direct arriving guests to the car park, together with signage at the car park entrance.*

It has been acknowledged that cycle parking can be accommodated if required in the hotel outbuildings.

*I wish to raise no highway objection providing the following condition is imposed:
No part of the development hereby permitted shall be first brought into use until the parking spaces [14] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.*

REASON: In the interests of highway safety.

The third party comments relating to parking and highway safety are noted. The comments querying whether 14 spaces are sufficient has been responded to by the Highway Authority as follows -

"We would consider applications like this on the basis of what was there before compared to what is proposed.

From the D&A statement, the orangery extension is 76sqm and that equates to an additional 15 car parking spaces required compared to what the site already has. As it is an existing hotel/restaurant, we do not calculate the total required from scratch, we just ask for the additional required for the new space. Please also note that the parking standards are maximum.

However, I assume if the new venture proves successful and the existing car parking provision is not adequate, there would be no reason why they could not apply to extend the new parking area to accommodate the successful business and additional visitors."

Officers do have concerns regarding the adequacy of the proposed parking provision given the scale of the development and likely number of vehicles that will need to be accommodated. The parking spaces have already had to be reduced due to insufficient space available with the constraints caused by flood zones. It is not obvious what other land could be used to provide additional parking spaces if the proposed is not sufficient to meet demand.

However, given that the Highway Authority has raised no objections, it is not considered that the development raises significant highway safety concerns, and no objections are raised by officers accordingly.

9.5 Ecology

The Council's ecology team have been consulted and provided the following comments -

Thank you for consulting Ecology, I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Preliminary Ecological Appraisal. February 2024. Phlorum
- Teffont House External Lighting Report S2/PO3. March 2024. Delta Green
- Habitat Regulations Assessment. February 2024. Phlorum
- Isoline Plot. February 2024. Delta Green
- Elevations Proposed Ov-RK-ELE-PR (d). March 2024. GDA
- Statutory Biodiversity Metric. January 2024. Billie Clifford
- Proposed Customer Parking PA-01 B. December 2023. Baxter Green
- Biodiversity Net Gain Assessment. February 2024. Phlorum
- Reptile Report. February 2024. Phlorum
- Construction Environment Management Plan. February 2024. Phlorum
- Planning, Design, Access and Flodd Management. August 2024. Chapman Lily Planning

Protected Species

An Ecological Appraisal was undertaken which recommended additional reptile surveys. Evidence of a small population of slow worm were identified within the proposed car parking area. No other protected or notable species were identified on site. However, a number of bat records exist within close proximity, and it is anticipated that there will be use of the site by a number of bat species including Annex II species for foraging and commuting.

A number of ecological enhancements were included within the ecology reports to include bird and bat boxes on site which are welcomed. These can be secured via condition.

Chilmark Quarries Bat Special Area of Conservation (SAC)

The site is located within a Bechstein, barbastelle, Greater Horseshoe and Lesser Horseshoe bat core roost buffer zone for the Chilmark Quarries Bat SAC. This application therefore has the potential to result in significant adverse impact either alone or in combination with other projects on the statutorily designated site. As required by the Conservation of Habitats and Species Regulations 2017 (as amended) an Appropriate Assessment has been completed by the LPA with a favourable conclusion. The AA has been sent to Natural England and the application must not be determined until they have agreed with the LPAs conclusion.

BNG

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming. A completed statutory metric calculation (Statutory Biodiversity Metric. January

2024. Billie Clifford) confirming the pre- and predicted post- intervention biodiversity value of the Site has been submitted (including the condition assessment sheets and maps).

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted.

The Biodiversity Gain Plan condition will require the submission of a Biodiversity Gain Plan demonstrating how the biodiversity objective (10% biodiversity net gain) will be met. The development can only legally commence once the Biodiversity Gain Plan condition has been discharged.

Offsite Net Gain

It is noted that net gain will be achieved by using land outside of the red line boundary. All land located outside the redline application boundary of the development site is considered off-site (refer to information here Make off-site biodiversity gains as a developer - GOV.UK

All off-site biodiversity gains sites must be registered on the national biodiversity gains site register. Guidance on how to register a biodiversity gains site including a list of items required to apply can be found here - Register a biodiversity gain site - GOV.UK (www.gov.uk).

In order for the Biodiversity Gain Plan condition to be discharged all off-site gains must be shown on the Biodiversity Gain Plan as allocated to this development on the national biodiversity gains site register.

The DM officer should confirm if the applicant would prefer to complete a legal agreement prior to determination (via 106 planning obligation) or at a later date in accordance with Government guidance.

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:

- Teffont House External Lighting Report S2/PO3. March 2024. Delta Green
- Isoline Plot. February 2024. Delta Green
- Elevations Proposed Ov-RK-ELE-PR (d). March 2024. GDA
- Statutory Biodiversity Metric. January 2024. Billie Clifford
- Proposed Customer Parking PA-01 B. December 2023. Baxter Green
- Construction Environment Management Plan. February 2024. Phlorum
- Planning, Design, Access and Flodd Management. August 2024. Chapman Lily Planning

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity

2. No additional external light fixture or fitting will be installed within the application site other than those shown in the Isoline Plot. February 2024. Delta Green unless details of the additional new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: To provide mitigation /enhancement for biodiversity.

3. Prior to the commencement of any works, including vegetation removal and demolition, details of the glass to be installed within the orangery along with the location and design of

lighting shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

4. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

5. Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- Working method statements for protected/priority species, such as nesting birds and reptiles. Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

INFORMATIVES:

Bats There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Nesting Birds All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August, but some species are known to breed outside these limits.

Lighting The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can

deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

An appropriate assessment was carried out which concluded that -

Application can be positively determined with no likely negative impact to Chilmark Quarries SAC, subject to suitable mitigation measures being secured by condition and implemented.

Natural England were consulted on the appropriate assessment and provided the following comments

No objection – Subject to mitigation

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of the Chilmark Quarries SAC. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England is satisfied and thus we have no objection to the proposals, providing that all mitigation measures are appropriately secured in any permission given.

Protected Species

Natural England has produced standing advice[1] to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

National Landscape (NL)

Whilst it is suggested that the proposals will not interfere with the Cranborne Chase NL, Natural England recommends that the Cranborne Chase NL Team is fully consulted over any implications of the proposals on the designated landscape of the NL. Their knowledge of the location and wider landscape setting of the development should help to confirm whether or not it would impact significantly on the purposes of the designation. They will also be able to advise whether the development accords with the aims and policies set out in the NL management plan. Any decision should take full account the NL Team's advice and give the necessary weight to the relevant Cranborne Chase NL Management Plan policies.

9.6 Neighbour amenity

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself.

The NPPF includes that planning should '*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*

Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

The proposed extension to Howards House Hotel is located to the south of the building, there are no immediate neighbours to the south and therefore this element and the associated internal works are not considered to have a harmful impact on neighbour amenity.

All comments from the third parties have been noted, read and taken account of when reaching a balanced decision on these applications.

The proposed car park and associated footpath is located to the east side of the road with the access to the new car park via an existing vehicular access which serves Teffont Manor. Teffont Manor is a residential property comprising a number of flats. Third party objections and comments have been received for this application and these are concerned predominantly by the noise and disturbance caused by the new 14 space car park next to their homes. The concerns raised relate to potential issues caused by the shared access being single width and no means to pass; concerns relating to the general noise and disturbance for the cars, people, doors closing etc; safety and loss of privacy with users of the car park walking around Teffont Manor in error.

The third party representations comment that they consider the parking too far away from the hotel and that parking should be provided by the hotel itself.

Officers consider that there is likely to be some noise and disturbance as is inevitable through the introduction of the car park and associated vehicle movements. The car park is to provide for 14 spaces only, so the number of vehicles is limited to a degree. It is unlikely that the car park will be used at capacity every day, all day, therefore the impacts are considered to be on balance acceptable. It is understood that appropriate signage will be needed to ensure that visitors park correctly in the right places and do not enter Teffont Manor or enter private property.

On balance, it is not considered that there is a significant impact on neighbour amenity to warrant a reason for refusal in this instance.

9.7 Flood Risk

The application site lies partly within flood zones 2 and 3. During the course of the application, the reduction in the size of the proposed car park has allowed this element of the proposed works to be located outside of the flood zones.

The hotel itself along with the location of the proposed conservatory is located within flood zones 2 and 3. It is understood that as the proposals are for a dining area in association with the hotel and not for additional accommodation ie bedrooms that this could be considered as "less vulnerable" in terms of the vulnerability classification.

The applicant has provided some details in relation to flooding within the planning statement, the details provided are not sufficient in terms of mitigation for the conservatory. However, should the application be approved; it could be conditioned that flood mitigations measures which could include a flood evacuation plan are provided for consideration by the Local Planning Authority prior to commencement of works.

Given that the site is an existing hotel which can be used as such and that the works are to provide a larger dining area and car park, it is not considered that refusal reasons relating to flood risk are warranted in this instance.

10. CONCLUSION – the ‘planning balance’

Whilst it is acknowledged that the applicants wish to increase the dining area to allow for more covers in the restaurant and the need to provide a larger car park. There are public benefits through the proposals however it has not been evidenced that the business model could work at this site. Significant harm has been raised regarding the impact on the listed building and conservation area, it is not considered that the benefits outweigh the harm.

PL/2024/07428 (full)

RECOMMENDATION That the planning application be REFUSED planning permission for the following reasons –

The proposed erection of a conservatory to the south elevation of Howards House Hotel due to its siting, scale and design is considered to have a significant impact on the character and appearance of the grade 2 listed building and its setting within the conservation area e. Furthermore, the creation of the new car park along with footpath and associated lighting, hard surfacing and inevitable signage is considered to have a significant impact on the setting of adjacent listed buildings and the conservation area. The proposals would therefore fail to preserve the character and significance of Howards House and would fail to preserve the setting of the church and Manor (both listed buildings). contrary to the aims of S66 and S72 of the Planning (Listed Building and Conservation Areas) Act 1990 , the NPPF and core policies 57 and 58 of the Wiltshire Core Strategy.

PL/2024/07589 (lbc)

RECOMMENDATION That the LBC application be REFUSED planning permission for the following reasons –

The proposed conservatory and associated internal works are considered to have an unacceptable impact on the character and appearance of the grade 2 listed building Howards House Hotel. The siting of the proposed conservatory on the south (principle) elevation combined with its scale and design creates a significant and incongruous addition to the detriment of the character of this heritage asset. The proposal would therefore fail to preserve the character and significance of Howards House, contrary to the aims of S16 of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and core policy 58 of the Wiltshire Core Strategy.

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REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	19 th December 2024
Application Number	PL/2022/00839
Site Address	Farmer Giles Farmstead, Teffont, Salisbury, SP3 5QY
Proposal	Variation of condition 2 (demolition of buildings) on PL/2021/11405
Applicant	Mr Tony Deane and Mrs Mary Corrie
Town/Parish Council	Teffont Parish Council
Electoral Division	Nadder Valley
Type of application	Removal/Variation of a condition
Case Officer	Adam Madge

REASON FOR THE APPLICATION BEING CONSIDERED BY COMMITTEE

The application is before the Planning Committee at the request of the Local Division Member for the following reason(s) –

- The Scale of development
- The Visual impact on the surrounding area The relationship to adjoining properties
- The Design, Bulk, Height and general appearance The Environmental or highway impact.
- The house that is currently under construction was given planning consent on the basis that the large farm attraction barn was demolished. This application seeks to remove that condition.

1. PURPOSE OF REPORT

The purpose of this report is to assess the merits of the proposed development against the policies of the development plan and other material considerations. Having considered these, the report recommends that planning permission be APPROVED subject to planning conditions.

2. MAIN ISSUES

The main issue is whether the alteration of the previously granted permission to omit the demolition of one of the main barn structures that were previously proposed to be demolished is acceptable.

3. SITE DESCRIPTION

The application site comprises of 15.05ha of land and lies within open countryside and is situated to the north-west of Teffont Magna. The site falls outside the Teffont Conservation area and is not within proximity to any listed Buildings, the site does fall within the Cranbourne Chase Area of Outstanding Natural Beauty. Neighbouring the site to the south- east is a large farmyard that falls under separate ownerships, on all sides of the site is open countryside.

The site gently rises from east to west (away from the public highway and site access). It also rises from approximately its centre line to the north and to the south. The existing buildings 'sit' in the central hollow created by these changing levels.

The site itself previously supported the Farmer Giles Farmstead visitor attraction. However this is now closed.

This site comprises a number of contemporary agricultural buildings (formerly used to display agricultural artefacts) Some buildings on the site including the toilet block and offices have now been demolished and the car park area has now been greened over as envisaged by the previous permission. The proposed dwelling as part of the previous application has now been built. In addition there are three holiday log cabins, stabling for the applicant's horses and dressage business and the associated horse exercise arena.

On the northern boundary of the site there are five caravan pitches which are certified by the Camping and Caravan Club. The southern side of the site is currently used in association with the owners breeding of dressage horses.

4. RELEVANT PLANNING HISTORY

There is a long history of planning applications associated with this tourist site. Most recently and of most relevance are the following –

PL/2021/11405 Variation of condition 12 from application 19/11453/FUL Removal of the new redundant farm attraction buildings. Restoration and replanting of landing. Farmhouse in the current derelict pond site Approved 07/02/2022

19/11453/FUL Removal of the now redundant Farm attraction buildings. Restoration and replanting of landing. Farmhouse in the currently derelict pond site Approved 30/6/2020

18/06330/FUL Removal of the now redundant Farm attraction buildings. Restoration and replanting of land. Erection of farmhouse in the currently derelict pond site. Withdrawn – February 2019

16/06888/OUT Erection of 1 No. dwelling and associated works following demolition of redundant outbuildings, (Outline application for access and layout only) Refused – November 2016

15/01047/OUT Demolition of some existing buildings and cessation of business. Erection of a dwelling all matters reserved save for access, scale and siting Refused – June 2015

14/06726/OUT Demolition of some existing buildings and cessation of business. Erection of a dwelling all matters reserved save for access, scale and siting. Refused – October 2014

S/2003/0727 Erect 3 holiday cottages Approved – October 2003

S/1999/1927 Change of use to horse training area with erection of loose boxes Approved - February 2000

S/1989/0821 Extend area of team room approved under planning permission S/1988/1497 Approved - August 1989

S/1989/0820 Make alterations to and change use of building approved under planning permission S/88/0134/TP for the display of agricultural machinery in connection with Farmer Giles Approved - August 1989

S/1989/0819 Change of use of part of building used in connection with Farmer Giles Farmstead for sale of tickets and as a shop Approved - August 1989

S/1988/1497 Use of land as picnic/recreation area, provision of team room, construction of toilet block, extension of building to form entrance lobby Approved – October 1988

S/1987/0586 Erect agricultural building partly to incorporate viewing area for public to see working farm, to form car parking and improve vehicular access Approved – July 1987

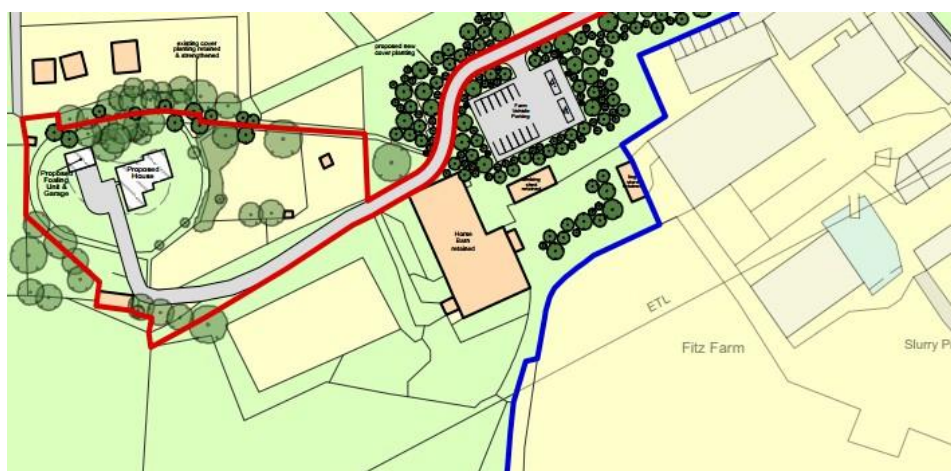
5. PROPOSAL

The proposal is to retain the existing building on site which was previously shown to be removed as per the plan below.

Buildings to be demolished and retained



Previous buildings to be demolished and retained as part of planning application no 19/11453/ful and PL/2021/11415



In addition it is proposed to remove permitted development rights at the site in respect of agricultural permitted development rights in order to prevent additional agricultural buildings being erected.

6. CONSULTATIONS

Wiltshire council highways: no comment

Wiltshire Council landscape: no comment

Cranbourne Chase National Landscape:

The Local authority made an exceptional decision predicated on the proposal to remove all the buildings from the site . The application to leave this building in place undermines the exceptional decision that was previously made.

TeffontParish Council:

Teffont Parish Council support the removal of additional buildings to improve the visual appearance of the site. The revocation of the license for permitted development rights for caravan and camping on site is welcomed by the Council. Teffont Parish Council wish to continue to support the existing rural businesses at Farmer Giles and the need to retain a facility for housing fodder.

7. REPRESENTATIONS

The application was publicised by letters posted to near neighbours, site notice

Objections summary –

- If this were approved very little of the 2287 square metres of the original buildings will have been demolished.
- Applicants have now discovered a need for an additional barn, yet at the time of making the application, they committed to the demolition of the Farm Attraction Barn and made it clear that the existing Horse Barn would fit their needs.
- the Applicants are now also proposing to retain part of the shop towards the entrance of the site, demolition of which also was promised and is a condition. This also was part of the tourism facility.
- he Applicants have shown a disregard of the conditions attached to their planning permission. The permission was given with a condition that all of the buildings in question were demolished prior to the commencement of construction of the house. Construction began 18 months ago.
- this is not considered to be a minor condition and not a minor variation. The matter goes

to the heart of planning policy.

Supports summary – 6 letters of support (and 2 additional following revised plans

- Retention of the additional barn is necessary for the equine business for fodder and feed
- The Farmer Giles site has agricultural permitted development rights which would allow them to put up replacement buildings
- It supports government policy to make best use of agricultural buildings
- It is best use of resources to retain the existing barn rather than build new.
- The existing building is not intrusive in the landscape.
- It would be vandalism to remove the existing building and build afresh.
- This is the best position for a barn such as this.

8. PLANNING POLICY

Wiltshire Core Strategy

CP1 – Settlement strategy

CP2 – Delivery Strategy

CP3 – Infrastructure requirements

CP48 – Supporting rural life CP51 – Landscape

CP57 – Ensuring high quality design and place shaping

Teffont Village Design Statement

Cranbourne Chase AONB Management Plan

9. PLANNING CONSIDERATIONS

9.1 Background

On the 25th June 2020 Members voted to approve an application at Farmer Giles Farmstead in Teffont. Planning application no 19/11453/FUL which was for the removal of the redundant Farm attraction buildings. Restoration and replanting of land and for the building of a Farmhouse in the then derelict pond site. Subsequent to this a planning application was received which was planning application no PL/2021/11405 this was for revisions and amendments to the proposed farmhouse including dormer windows and a porch. This was approved on the 7th February 2022. This application superseded the application approved in June 2020.

The applicant has now applied to vary the latest application in order to retain one of the main barn structures at the site which was previously proposed in both the earlier applications to be demolished.

The applicant considers that the barn needs to be retained in order to provide storage for the equine uses which occur at the site and which were permitted to be retained as part of the earlier applications. It is therefore the acceptability of the retention of the barn that is being considered as part of this application.

9.2 Principle

The proposal which seeks to retain the existing barn on site in non-compliance with planning application PL/2021/11405 and planning application 19/11453/FUL as approved by members needs to be considered in both the context of the surrounding landscape and its special characteristics and also in terms of the mitigation (removal of structures and cessation of the previous use) that was secured on the original application which allowed a new dwelling to be built. The principle of this proposal therefore rests on a balance of whether the retention of the existing building is sufficiently harmful that had it been originally proposed planning permission would not have been granted. The applicant has proposed the removal of some permitted development rights in mitigation of this.

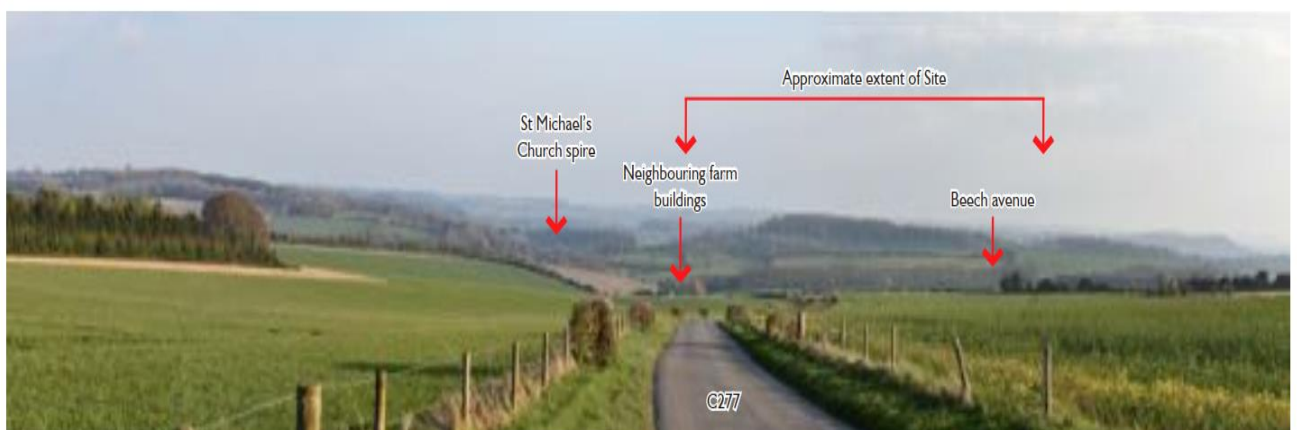
9.3 Landscape impact

The original planning application considered by members (application no 19/11453/FUL) was accompanied by a Landscape and visual impact assessment which set out a number of the key public views of the site including from the C277 which runs Northwards from Teffont and where looking back towards the site there are some limited views as replicated below from that original report.



Viewpoint 04 - winter

View looking south-southwest from lane C277 which runs northwards out of Teffont Magna, passing the Site.



Viewpoint 05 - winter

View looking south from lane C277 which runs northwards out of Teffont Magna, passing the Site, at a point approximately 1.25km to the north of the Site.

Views of the barn to be retained are limited and are generally seen in the context of the existing buildings on site. Which include the other barns to the South of the site which are not in the ownership of the applicant.

Core policy 51 (Landscape) states -

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, geological and topographical features.*
- v. Landscape features of cultural, historic and heritage value.*
- vi. Important views and visual amenity.*
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*
- viii. Landscape functions including places to live, work, relax and recreate.*
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury

World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

The National landscape setting within which the barn and other buildings at the site sits is along with National Parks and other National landscapes amongst the most important in the UK as such any impact from the retention of the barn must be carefully considered. Given the limited views of the barn in the context of this site and the neighbouring one it is not considered that there would be a significant effect on the landscape from the retention of this single barn and the proposal would comply with policy CP51 of the Wiltshire Core strategy.

9.4 Other considerations

In mitigation for the retention of the existing barn. The applicant has advised that they are willing to give up the existing permitted development rights that exist at the site and allow them to put up alternative agricultural buildings. This can be achieved via condition and would remove these types of permitted development structures and therefore needs to be weighed in the balance of the acceptability of retaining the barn and potentially adds to the benefits of approving the application.

10. CONCLUSION

The decision to grant planning permission for a new dwelling at this site was made for two reasons. The first of which was to remove some of the existing buildings from the site which was considered to provide an enhancement to the existing area and AONB as a whole. The second reason was to provide for the permanent cessation of the Farmer Giles visitor attraction at the site. The latter of these two requirements has occurred and elements of the former have also taken place in that some of the buildings have now been demolished. The proposal to retain one large building at the site is not considered by itself to be of such harm as to warrant refusal of the application and the applicants proposal to revoke the permitted development rights for further agricultural buildings at the site is considered to be of added benefit to the landscape and the AONB generally. As such it is recommended that the planning application be approved.

RECOMMENDATION: That the application be GRANTED planning permission subject to the following conditions:

1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse hereby permitted or within their curtilage.

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

2 The use of the site as a farm visitor attraction shall remain closed and thereafter that part of the site occupied by the dwelling and its curtilage shall be used for residential purposes, that part of the site occupied by the exhibit building/stabling to be retained shall be used for storage of equipment required for the maintenance of the site and stabling of horses (including for livery purposes but not as a riding school), and the remainder of the site (including the horse exercise arena) shall be used as farmland and/or for the grazing/exercising of horses.

REASON: To accord with the terms of the application and to reflect the special circumstances under which the development has been found to be acceptable - in particular, the resulting enhancement of the AONB as a consequence of the cessation of the farm visitor attraction use.

3. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 1 lux.

REASON: To enable the local planning authority to retain control of external lighting having regard to the site's location within a remote and dark part of the Area of Outstanding Natural Beauty.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Drwg 1326/12 dated 11/2021 Location map and site plan (existing and proposed)
- Drwg no CH-006-cond-01.A1 House elevations.
- Drwg no: CH-006- Garage -01 Drwg 1326/06A Site sections
- Drwg 1326/07A Site topographical survey Design and access statement dated 2018
- Site planting plan no 1326/14B as received 4/12/2024

- Landscape and visual analysis October 2019 by Indigo

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

5.The dwelling shown on the approved plans and the land within the red and blue lines of the application shall remain in the same planning unit.

REASON: In order to ensure that the development is carried out in accordance with the plans and to ensure that the site is retained as a single planning unit.

7.Notwithstanding the provisions of the Town and Country Planning (general Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting or amending that Order with or without modification) no further fences, walls or buildings shall be erected on the land shown within the red line to this application.

REASON: In the interests of visual amenity

8.The land outside of that defined as domestic curtilage under condition 4 of planning application no PL/2021/11405 shall only be used for agricultural purposes.

REASON: To prevent alternative uses of the land.

9.Notwithstanding the provisions of the Town and Country Planning (general Permitted Development) (England) Order 2015 (or any order revoking, re enacting or amending that Order with or without modification the areas shown in blue and red on drawing 1326/14B as received 4th December 2024 shall not be used for the stationing of touring caravan and camping uses.

REASON: In the interests of maintaining the landscape qualities of the AONB

Annexe A previous area committee report 2020

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

Date of Meeting	25 TH June 2020
Application Number	19/11453/FUL
Site Address	Farmer Giles Farmstead Teffont Magna Corner North C277 To Cow Drove Teffont SP3 5QY
Proposal	Removal of the now redundant Farm attraction buildings. Restoration and replanting of landing. Farmhouse in the currently derelict pond site
Applicant	Mr Tony Deane and Mrs Mary Corrie
Town/Parish Council	TEFFONT
Electoral Division	-
Grid Ref	398481 132831
Type of application	Full Planning
Case Officer	Adam Madge

Reason for the application being considered by Committee

The application has been submitted by a councillor

1. Purpose of Report

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

2. Report Summary

This is a full planning application to erect a new dwelling, along with removal of many of the now redundant buildings and reinstatement of landscape features at the former Farmer Giles visitor attraction in Teffont close to Salisbury.

Teffont parish council support the application subject to a condition requiring the landscaping to be implemented prior to occupation of the farmhouse.

The planning application has been publicised by local newspaper advertisement, site notice and letters to neighbours. This has generated 6 letters of support for the application and 2 letters of concern/objection.

The application is recommended for approval, subject to conditions

3. Site Description

The application site comprises of 15.05ha of land and lies within open countryside and is situated to the north-west of Teffont Magna. The site falls outside the Teffont Conservation area and is not within proximity to any listed Buildings, the site does fall within the Cranbourne Chase Area of Outstanding Natural Beauty. Neighbouring the site to the south-east is a large farmyard that falls under separate ownerships, on all sides of the site is open countryside.

The site gently rises from east to west (away from the public highway and site access). It also rises from approximately its centre line to the north and to the south. The existing buildings 'sit' in the central hollow created by these changing levels.

The site itself mainly supports the Farmer Giles Farmstead visitor attraction. However it should be noted that this is diversifying from the previous style of use to solely concentrating on rare breed animals and the dressage business. The tourist attraction of "Farmer Giles Farmstead" is no longer operational.

This site comprises a number of contemporary agricultural buildings (formerly used to display agricultural artefacts and to provide a cafe, souvenir shop and other facilities), incidental paraphernalia including a play area, a large visitors' car park, and small paddocks/enclosures for farm animals and rare breeds. In addition there are three holiday log cabins, stabling for the applicant's horses and dressage business and the associated horse exercise arena.

The Farmer Giles Farmstead visitor attraction is presently closed but the use as such has not been 'abandoned' for planning purposes. The site has three timber holiday lodges on site which are popular as low cost family holidays and provide a further income for the Farmstead. There is an extant permission for a fourth lodge on the site. On the northern boundary of the site there are five caravan pitches which are certified by the Camping and Caravan Club. The southern side of the site is currently used in association with the owners breeding of dressage horses.

4. Planning History

There is a long history of planning applications associated with this tourist site. Most recently and of most relevance are the following –

18/06330/FUL Removal of the now redundant Farm attraction buildings. Restoration and replanting of land. Erection of farmhouse in the currently derelict pond site.
Withdrawn – February 2019

16/06888/OUT Erection of 1 No. dwelling and associated works following demolition of redundant outbuildings, (Outline application for access and layout only)
Refused – November 2016

15/01047/OUT Demolition of some existing buildings and cessation of business.
Erection of a dwelling all matters reserved save for access, scale and siting
Refused – June 2015

14/06726/OUT Demolition of some existing buildings and cessation of business.
Erection of a dwelling all matters reserved save for access, scale and siting.
Refused – October 2014

S/2003/0727 Erect 3 holiday cottages Approved – October 2003

S/1999/1927 Change of use to horse training area with erection of loose boxes
Approved - February 2000

S/1989/0821 Extend area of team room approved under planning permission
S/1988/1497 Approved - August 1989

S/1989/0820 Make alterations to and change use of building approved under planning permission S/88/0134/TP for the display of agricultural machinery in connection with Farmer Giles
Approved - August 1989

S/1989/0819 Change of use of part of building used in connection with Farmer Giles Farmstead for sale of tickets and as a shop
Approved - August 1989

S/1988/1497 Use of land as picnic/recreation area, provision of team room, construction of toilet block, extension of building to form entrance lobby
Approved – October 1988

S/1987/0586 Erect agricultural building partly to incorporate viewing area for public to see working farm, to form car parking and improve vehicular access
Approved – July 1987

The most recent application determined by the local planning authority (planning application no 16/0688/out) was refused at committee for the following reasons –

- 1) *The application site lies in open countryside and an Area of Outstanding Natural Beauty. Within the countryside there is effectively a presumption against new residential development except in limited circumstances not relevant in this case. This presumption is in the interests of sustainability and amenity. It follows that as a matter of principle the proposal comprises unacceptable development. In terms of harm, the proposal would introduce a house and its curtilage with inevitable domestic paraphernalia, and these would be visually intrusive and alien in such an isolated rural location, distant from other residential properties or any settlement. By reason of their visibility and alien appearance, the house and its curtilage would detract from the wider appearance of the landscape, neither conserving nor enhancing its status as an Area of Outstanding Natural Beauty. There are no exceptional circumstances which outweigh the harm to the countryside. The proposal is, therefore, contrary to Core Policies 1 and 2 (the settlement and delivery strategies) of the Wiltshire Core Strategy, Core Policy 51 (Landscape) of the Wiltshire Core Strategy, and guidance in the National Planning Policy Framework - paragraphs 109 and 115.*
- 2) *The application site supports three holiday lodges. These lodges were given planning permission subject to conditions requiring their removal in the event of Farmer Giles Farmstead Ltd ceasing to trade or operate from the land and/or ceasing to be open to the public. The description of development set out on the application forms is "Demolition of some existing buildings and cessation of business and erection of a dwelling all matters reserved save for access, scale and siting". The supporting Design and Access Statement further states that "the 'tourist' use cabins [the lodges] would remain on site". Having regard to the conditions on the earlier permissions relating to the lodges it is considered to be unclear from the current application how the lodges can remain. Notwithstanding the additional statement received during the application from the applicant.*

5.

6. The Proposal

This application is to erect a single dwelling on the site including works for an internal access and associated landscaping works at outline stage. The development would involve the demolition of a number of redundant farm buildings which are outdated and no longer required given the diversification of the Farmer Giles Farmstead business.

The proposal for the house forms part of a wider planting and landscaping plan for the Farmer Giles Farmstead, which would continue to operate as the over-arching business for the site but diverting away from the tourist attraction use. More focus would be given to the existing timber holiday lodges.

The proposal is to remove the majority of buildings, car parking areas, and erect a single two-storey house. The application is in full with all details provided.

Buildings to be removed comprise the Tractor shed, Main Barn, The Blue Room (Reception/café), Lean-to on northern side of the main barn and the lean-to on the southern side of the main barn. The existing man-made pond will also be filled in and will become the location for the new dwelling. The demolished areas can be seen in the plan below in blue.



The proposed dwelling would be sited on land presently occupied by a large pond to the west of the existing stable building and directly south of the timber lodges (where the pond is currently shown).

The new dwelling would be accessed via the existing driveway through the site. The existing stable block is retained for the use of the owners dressage horses.

7. Planning Policy

National Planning Policy Framework (NPPF)
Wiltshire Core Strategy:

CP1 – Settlement strategy

CP2 – Delivery Strategy

CP3 – Infrastructure requirements

CP48 – Supporting rural life

CP51 – Landscape

CP57 – Ensuring high quality design and place shaping

Other considerations:

Teffont Village Design Statement

Cranbourne Chase AONB Management Plan

8. Summary of consultation responses

Teffont parish council

Support subject to conditions - A condition of the planning permission granted, should require full landscaping of the site to be completed before the Farmhouse is occupied by the owners.

WC Highways

I note the proposal seeks to remove some of the existing farm attraction buildings, which suggests that the business will cease operating, along with the provision of a new large four bedroom dwelling on site. I also note that the recent planning history on this site is extensive, however, subject to the proposals equating to a net reduction in vehicle movements, this highway Authority has not previously raised an objection.

Therefore, on the basis that the traffic relating from the proposed new dwelling would be likely to be significantly less than that generated by the current use of the site, I would not

wish to raise a highway safety objection to the development. I have no highway objections to the use of the existing site access as proposed.

On the basis that the Farmer Giles Farmstead would cease, the current car park and certain buildings would be removed from the site and the new dwelling would not create a precedent for further dwellings, I would not wish to raise a highway objection to the proposed development on transport sustainability grounds.

Note: I note that Farmer Giles Farmstead is advertised by brown and white tourism signs. In the event of this attraction ceasing, the cost of removing these will be sought from the owner.

WC Landscape

No objections

AONB Office

The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles two County, two county scale Unitary, and three District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage.

1.

It is also recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage assets and environmental capital.

3. This AONB's Management Plan is a statutory document that is approved by the Secretary of State and is adopted by the constituent councils. It sets out the Local Authorities' policies for the management of this nationally important area and the carrying out of their functions in relation to it, as required by section 89 (2) of the CROW Act. The national Planning Practice Guidance [Natural Environment paragraph 004] confirms that the AONB and its Management Plan are material considerations in planning.

4. The National Planning Policy Framework (2019) states (paragraph 170) that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, which include AONBs, commensurate with their statutory status. Furthermore it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 11 and footnote 6, due to other policies relating to AONBs elsewhere within the Framework.

5. For decision making the application of NPPF policies that protect an AONB 'provides a clear reason for refusing development proposals' (paragraph 11[d]). Furthermore paragraph 11(b) explains that for plan making being in an AONB provides 'a strong reason for restricting the overall scale, type or distribution of development in the plan area'.

6. It also states (paragraph 172) that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation and enhancement of wildlife and cultural heritage are important considerations in these areas. This paragraph is also clear that the scale and extent of development within AONBs and National Parks should be limited, and planning permission should be refused for major development.

7. The Planning Practice Guidance, updated 21.07.2019, helpfully includes landscapes, environmental gain, Areas of Outstanding Natural Beauty, and their settings in the Natural Environment section. In particular, paragraph 042 highlights the importance of settings, their contributions to natural beauty, and the harm that can be done by poorly located or designed development especially where long views from or to the AONB are identified. Paragraph 041 is clear that policies for protecting AONBs may mean that it is not possible to meet objectively assessed needs for development, and any development in an AONB will need to be located and designed in a way that reflects its status as a landscape of the highest quality.

8. Local government (including planning authorities), Ministers of the Crown, individual councillors, any public body, statutory undertakers and holders of public office also have a statutory duty in section 85 of the CRoW Act to have regard to the purposes of AONB designation, namely conserving and enhancing natural beauty, in exercising or performing any functions relating to, or so as to affect, land in an AONB.

9. More detailed information in connection with AONB matters can be found on the AONB web site where there is not only the adopted AONB Management Plan but also Position Statements and Good Practice Notes (Planning Related Publications). In particular when considering construction within the AONB I would draw attention to our Good Practice Note on Colour in the Countryside.

10 This AONB is, as I expect you know, in one of the darkest parts of Southern England and hence the visibility of stars and, in particular, the Milky Way, is a key attribute of this AONB. On the 18th October 2019 this AONB was designated the 14th International Dark Sky Reserve in the world. Development that could contribute to light pollution, and hence impact adversely on those dark night skies, has to be modified so that such impacts are eliminated.

11. The AONB is, therefore, concerned about light pollution. Any external lighting should be explicitly approved by the Local Planning Authority and comply with the AONB's Position Statement on Light Pollution and the more recent Good Practice Note on Good External Lighting and Paper by Bob Mizon on Light Fittings.

12. The location is in the West Wiltshire Downs landscape character area of the Open Chalk Downland landscape character type. Greater details of the landscape, buildings and settlement characteristics can be found in the Landscape Character Assessment 2003. That document should be available in your office, and it can be viewed in FULL on our web site.

13. This application is fundamentally for a single, quite substantial, dwelling in the countryside. Some other proposals are aimed at tidying / decluttering parts of the site.

14. The AONB has produced a Position Statement on Housing in the AONB since earlier applications and my site visits. Rather than reiterate matters here I attach that Position Statement in full for your consideration in relation to this proposal. Nevertheless, the Design and Access Statement does not appear to be making a case for the dwelling being needed for an essential rural worker under NPPF 79a. The D&AS is clear that the dwelling is not a 'statement' building so that appears to exclude it from consideration under NPPF 79e.

15. At meetings with the applicants and their consultants the possibilities of reusing the buildings now identified for demolition for starter business units were discussed. In that context the possible need for a dwelling on site for security was debated. However, if those buildings are planned to be removed that seems to remove that argument in favour of a dwelling on site.

16. There are, furthermore, quite a few inconsistencies within the application and the submitted documentation. In addition there are questions whether some of the proposals are sufficiently feasible / achievable to be counted as realistic planning benefits.

17. The application form also appears to have some shortcomings. Clearly the response in part 10 that there are no trees on the site is wrong. The Landscape and Visual Analysis refers to them, but does not include a detailed tree survey. Part 24 for the application form is only answered in part; the second part should, in the interests of transparency and probity, be answered.

18. The Design and Access Statement seeks to set out and explain the rationale for the proposals. You are better placed than I to judge whether the initial assertion that the site is 'brownfield' is correct. There are continual references to the farm, paddocks, and the keeping of sheep. The Farmer Giles business seems to be or have been [there seems to be some doubt about the continuation of it] fundamentally agricultural but with visitors and a barn set aside for undercover experiences of agriculture and farm machinery. The holiday lodges are the subject of separate planning approvals and located in a pastoral situation and, apart from being within the blue line area, appear to be outside the consideration of this application.

19. The photographs supplied in support of the D&AS seems to show largely boundary features and the interface with Fitz Farm. However, as there is not a plan showing the locations of the photographs they are of limited value, and could portray a subjective view of the site.

20. However, the Landscape and Visual Analysis – which seems to be a substantial part of the submission – regards the whole holding as 'the site' identified by a red line [Fig 2]. Furthermore, the application red line area on the Tim Reeve plans omits the buildings for demolition, the current entrance parking area, the areas that are proposed for vehicle and machinery parking, and the areas indicated as needed to screen those proposed developments. It would seem that the red line area understates the application area significantly and it could, therefore, be considered as a major development.

21. The LVA is quite clear that the Farmer Giles enterprise has 'ceased' [para 4.3.1]

but the D&AS indicates it is still running. The decluttering of areas of the site by the removal of paddock fences [LVA] is not going to happen if paddocks are maintained to keep animals for the continuation of the Farmer Giles farm visits enterprise. As the current application appears to have some inherent changes of use, or clarifications, resolving exactly what the future uses will be seems fairly crucial.

22. I am also concerned that a number of issues do not appear to be sufficiently thought through, or joined up, for a full planning application. For example, I have commented at site meetings and in connection with previous applications on the difficulties, practicalities, and high cost of converting a large and long established parking area into pasture or a meadow. Similarly the difficulties of achieving the scale, density, and extent of tree and shrub planting on areas previously covered by buildings are considerable and sufficiently expensive to raise questions whether they are likely to be achieved. I also notice that whilst the D&AS indicates the caravan / camp site would continue to operate, along with the holiday lodges, the access route to them is separated from the proposed new road to the proposed dwelling by a sizeable area of new pasture/ meadow.

23. It was indicated to me at the May 2018 site visit that the level of the pond would need to be raised by about 2 metres to enable a dwelling to be constructed. That seems to indicate the dwelling would stand higher in the local scene than envisaged. There are no calculations on the volume of the pond and consequently the amount of material needed to create the necessary platform on which to build a house of the dimensions proposed. The importation of fill, the compaction of it, and the quantities and time scales of these operations seem to be relevant matters.

24. The access to the proposed house within the site is on rising ground beside the manege and that seems to involve cutting into the higher ground around the existing pond.

25. The LVA does not consider alternative locations so it cannot be considered as a site selection document. It is clear, para 5.1.1, that the LVA is '...in support of an Outline Planning Application'. Judgements within it on landscape impacts and acceptability have to be, therefore, considered in that context.

26. Furthermore, para 1.1.2 also emphasises that the LVA is prepared in connection with 'an Outline Planning Application'. It is, therefore, only fair to assume that the consultants were not considering significant matters, such as the details of tree planting and planting specifications, in sufficient detail to satisfy a full planning application. It is also noticeable there are no landscape plans, detailed specifications, or landscape management plan submitted with the application. That seems to be a serious shortcoming for a full application which relies heavily on a range of landscape treatments to achieve acceptability.

27. The D&AS is rather short on references to policies that relate to the AONB, and the importance of conserving and enhancing natural beauty. The LVA has a much more extensive consideration of policies but, again, the key elements of NPPF [set out above] and NPPG are overlooked. The comment in the 'Nontechnical summary' attached to the D&AS to 'North Wessex and West Wiltshire Downs AONB' does not give confidence that attention is being given to relevant matters in this application.

28. Whilst the photographs in the LVA are helpful, one should remember that [para 2.4.3] they have been reduced in size. That does, of course, have the effect of making features and elements in the scenes smaller and hence less obvious or intrusive. Similarly the panorama photographs comprise a number of pictures joined together and that process also makes features appear smaller, further away, and hence less obvious.

29. Whilst the D&AS mentions 'green credentials' I do not see any identified on the drawings. At a time when the Council, along with others, has declared a climate emergency it seems strange that new buildings should be contemplated that are not capturing and utilising renewable energy. In this case the AONB Management Plan is clear that new build developments should include such technology.

30. If, when you have received sufficient detailed information, you are minded to consider an approval the AONB makes the following recommendations:

- A. Any lights on the whole property should comply with dark skies criteria [information is available on the AONB's web sites] and be explicitly approved by the LPA. Permitted Development Rights should be removed so that any further lights are approved by the LPA.
- B. There should be no roof lights in the building as they contribute to light pollution. If there is no alternative then they should be fitted with blinds or louvres that can be closed at night to prevent light pollution.
- C. Detailed specifications and planting methods are needed alongside detailed landscape plans.
- D. A landscape management plan should be provided setting out the management and maintenance of the planting for at least 15 years to help ensure the landscape screening and local character envisaged is achieved.
- E. Existing planting that is identified as providing important screening and sense of place should be protected by Tree Preservation Orders to ensure that screening and sense of place are maintained. The new planting that is identified as important screening should also be similarly protected.
- F. The demolition, site clearance, and screen planting should be completed before the construction of the house starts to ensure that the aspects that are identified as either benefits flowing from the development or important to screen it are achieved before the rest of the development is implemented in order to conserve and enhance this AONB.

9. Publicity

Support

- A) There is a need for someone to be on site to attend to the horses particularly when they are pregnant and due to foal. This will often occur at night. All horses should be closely monitored but the competition horses at Farmer Giles would benefit from closer levels of monitoring than it is currently possible to achieve, owing to not living on site. write in support of the planning application, as it would facilitate close attendance and care of the horsestock residing at Farmer Giles Farmstead, which is essential for the wellbeing of the horses on-site.
- B) Having lived with the evolution of the site for over 30 years I cannot see any significant relevant reasons to object to this Plan as amongst other things there are

no immediate neighbours. I would emphasise that I believe this Plan would be a huge enhancement to the village for now and future generations.

- C) We have noticed that this application, which includes a reference to the view from our cottage (Sarum Cottage, Old Dinton road) being affected, has received unanimous support from Teffont Parish Council. We support this application on the grounds that the planning gain - particularly the improvement to the Farmer Giles entrance - will be considerable.
- D) Country Land Owners Association - The National Planning Policy Framework (NPPF) 2019 (revised) recognises the importance of Supporting a Prosperous Rural Economy' (Part 83) in England and projects such as these provide much sustainable growth and expansion of all types of business in rural areas as well as ensuring the viability and prosperity of rural communities. This is highlighted in Part 83: and cites that decisions should enable 'the development and diversification of agricultural and other landbased rural business;' Furthermore, it encourages 'the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well-designed new buildings'.

At the time of writing this letter, Wiltshire Council had an adopted Local Plan and whilst also reviewing for 2018-2036. Amongst other policies, the adopted local plan highlights the importance of supporting the 'rural way of life through the promotion of modern agricultural practices, appropriate diversification of the rural economy...'. This is shown in Core Policy 34. The development is also seeking to return some of the already developed land to pasture, further aiding to the battle with Climate Change which is a 'central issue to be address by the Wiltshire Core Strategy'.

- E) this application for a site clearance in preparation for a single dwelling on the site has no demonstrable harm in terms of environmental impact in the AONB, or traffic or amenities or services. To allow the site to be returned to a smallholding with equestrian use and modest holidaying use is appropriate for the area and a planning gain in terms of sharing the AONB and the countryside around with visitors through the caravan and chalet development already on site. A modest house would be in keeping with the needs for security and animal welfare, and rural employment policies.
- F) The actual clearance of buildings and other developments associated with the former visitor attraction, and the proposed siting for a dwelling is a planning gain in many ways, and with appropriate provisos on size, materials, access and further development rights, and tied to the land, it will blend in as an unobtrusive building.
- G) Feel that this submission addresses the key points of:
- Respecting the Dark Skies in Wiltshire;
 - Cleaning up the entry to Teffont with the carpark returning to a paddock and replacing the entrance metal gates with countryside post and rail and wooden gates. This is really important and will make the entrance to the village much more attractive and in keeping with the village character.

- Planting scheme – and I would support the restriction that the planting should be completed within the first planting season after completion of house (seems unnecessarily risky to young trees to plant outside the correct planting season and also whilst the machinery necessary to build the house and remove the building are still on site).

Concerns/objections

- A) The application is for permission to build a very large house (in excess of 4300 square feet plus outbuildings) within an Area of Outstanding Natural Beauty. The local authority is committed to the AONB's management plan and has a statutory duty to have regard to the AONB designation in considering this application.

I would like to see a way forward for the use of this land and buildings. The decision will have to be made as to whether a house of this size can be built either as a dwelling for essential workers or under another exception to National Planning Policy. There is also a question as to whether the proposed house is located on a brownfield site. I welcome the landscaping proposals. Particularly welcome is the plan to clear away the car park at the entrance of the site and restore the area to meadow.

- B) A concern that I know is shared by other villagers is that the planning permission may be given in some way and that the house or, perhaps subsequently, houses are built and the landscaping never properly completed. Could I ask that, if planning permission is granted, consideration be given to applying a condition that construction is not commenced until
- a) the redundant buildings have been demolished and
 - b) that the proposed landscaping, especially the restoration of the car park to meadowland, is completed
- C) Compared to the earlier applications it is good to see that a primary objective is to enhance the visual appearance of the site by landscaping and by the removal of redundant and unsightly buildings visible from the road on the approach to Teffont. In the light of this I believe that, were the application to be approved, it should be conditional on these works being completed before the construction of any new building.
- D) The proposed development is outside the village of Teffont and within the AONB where the presumption is against such development unless to support a viable business. The application states that Farmer Giles Ltd is "a viable country business" and refers to audited accounts. As a micro business, this company is required to submit only unaudited accounts but, to validate this claim, the application should be supported by the separate provision of such audited accounts.
- E) The application assumes continuing letting of the holiday lodges. Planning permission was granted for these (S/2003/0727) with a condition that they be removed should the Farmer Giles farm attraction business cease to trade or to be open to the public. Since the application states that "it is proposed to remove the entrance buildings, the toilet block and the main Farm Attraction building with

associated Restaurant” it would appear that the Farm Attraction will effectively be closed. Thus the continued operation of the holiday lodges, an integral part of the ongoing plan for this site, presumably requires a specific planning application for consideration before 19/11453/FUL.

10. Planning Considerations

a. Principle of development

Planning law requires local planning authorities to determine applications in accordance with the development plan, unless material considerations indicate otherwise. If the development plan contains material policies and there are no other material considerations then planning applications are required to be determined in accordance with the development plan. Where there are other material considerations, the development plan will be the starting point, and other material considerations should be taken into account in reaching the decision. Such considerations will include whether the plan policies are relevant and up to date.

Core Policy 1 of the Wiltshire Core Strategy sets out the ‘Settlement Strategy’ for the county, and identifies four tiers of settlement – Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Within the Settlement Strategy Teffont is identified as being a Small Village. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development, and there is a general presumption against development outside of these. That said, some very modest development may be appropriate at Small Villages to respond to local needs and to contribute to the vitality of rural communities.

Core Policy 2 of the Wiltshire Core Strategy sets out the ‘Delivery Strategy’. It identifies the scale of growth appropriate within each settlement tier. The policy states that at the Small Villages such as Teffont development will be limited to infill within the existing built area where this seeks to meet housing needs of the settlement or provide employment, services and facilities and provided that the development:

1. respects the existing character and form of the settlement;
2. does not elongate the village or impose development in sensitive landscape areas; and
3. does not consolidate an existing sporadic loose knit areas of development related to the settlement.

Core Policy 48 (‘Supporting Rural Life’) of the Wiltshire Core Strategy more specifically relates to rural areas. It states that outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside, subject to appropriate evidence.

In this case the site lies within the countryside, outside of Teffont. The proposal is to erect a house on the site which is neither essential to support a rural enterprise nor to provide

affordable housing under the limited circumstances allowed by Policy CP48. It follows that the proposal is not in accordance with the settlement and delivery strategies of the Core Strategy, and does not comply with CP48, this given conflicts with the Core Strategy.

It has previously been considered that there may have been 'material considerations' which do, exceptionally, 'tip the balance' away from the usual presumption against otherwise unacceptable development in the countryside. These material considerations are the visible improvements to the site and surrounding AONB resulting from the removal of the redundant buildings from the site; and the benefits to certain principles of sustainable development following the cessation of the use of the land that was previously proposed.

In this case the application site lies within the countryside, outside of Teffont. As acknowledged by the applicant, the proposal to erect a house on the site which is neither essential to support a rural enterprise neither will it provide affordable housing under the limited circumstances allowed by Policy CP48. This given, the proposal is not in accordance with the settlement and delivery strategies of the Core Strategy, and does not comply with any of the 'rural life' exceptions set out in CP48, and such conflicts with the Core Strategy.

This being said, it is considered by officers, as with previous applications for similar proposals on the site that in this case there are 'material considerations' which do, exceptionally, 'tip the balance' away from the usual presumption against otherwise unacceptable development in the countryside. These material considerations are the visible improvements to the site and surrounding AONB resulting from the cessation in main of the tourist attraction element of the Farmer Giles Farmstead use and with this the removal of the related demolition of the large proportion of the buildings on the site. There are further benefits gained by way of the general tranquillity of Teffont, again, arising from the cessation of the tourist attraction and the removal of its associated traffic. It is considered that the weight to be attached to these as material considerations is sufficiently high to override the policy position as with previous applications.

b. General design

In order to address the first reason for refusal on the previous application which was in part that the house and it's curtilage would be of an alien appearance and would detract from the appearance of the AONB the applicants have submitted this detailed application (the previous application was in outline). This shows the new dwellings appearance and how it will look in the landscape as per the drawings below which show a couple of the elevations –



As can be seen from these two elevations a traditional design of property has been chosen of rubbed stonework (details of the exact stone can be agreed by condition) and a slate roof with traditionally proportioned window and door apertures. Officers consider that a dwelling such as that proposed although of a good size would not be an alien feature within the landscape as it would be seen as a traditional dwelling of similar proportion to other buildings in the area. As such the property would in officers opinion comply with core policy CP57 of the Wiltshire Core strategy and the most recent revision to the NPPF which requires a high quality of design.

c. Landscaping and effect on the AONB

A secondary element to the previous reason for refusal was the effect that the proposal would have on the surrounding landscape and the AONB. In order to address this the applicants have moved the proposal to the West of the site to an area that is presently

occupied by a former Pond as such it is a low point in the site and therefore the proposal will appear as less prominent.

The Countryside and Rights of Way Act 2000 states that “a local planning authority whose area consists of or includes the whole or any part of an area of outstanding natural beauty has power to take all such action as appears to them expedient for the accomplishment of the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty or so much of it as is included in their area”; and “in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty”.

Core Policy 51 of the Wiltshire Core Strategy states that “Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures”. The policy further states that “Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies”.

CP51 further states that “... proposals will need to demonstrate that aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures”. Relevant ‘aspects’ required to be conserved or enhanced include –

- The locally distinctive character of settlements and their landscape settings;

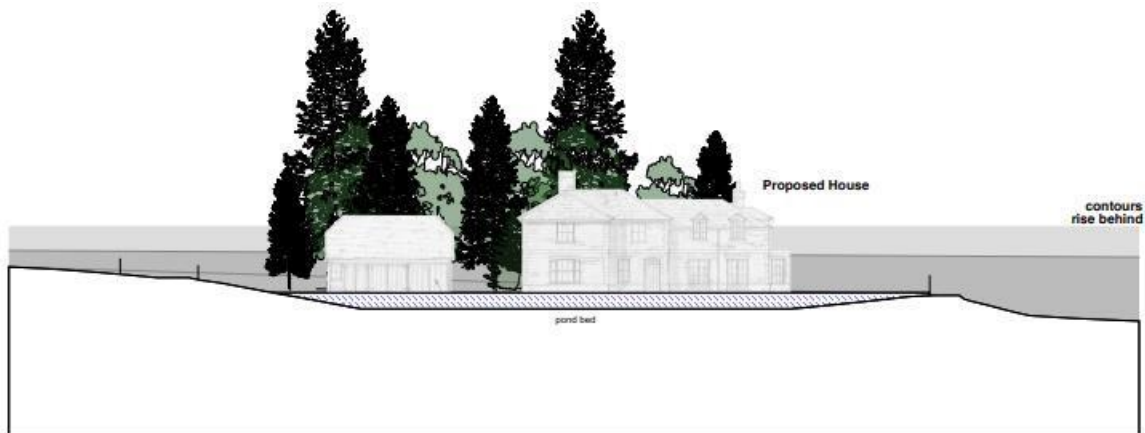
And

- The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.

The NPPF states that “Great weight should be given to conserving landscape and scenery as these have the highest status of protection in relation to landscape and scenic beauty”. In respect of ‘brownfield’ land the NPPF further states that “Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value”.

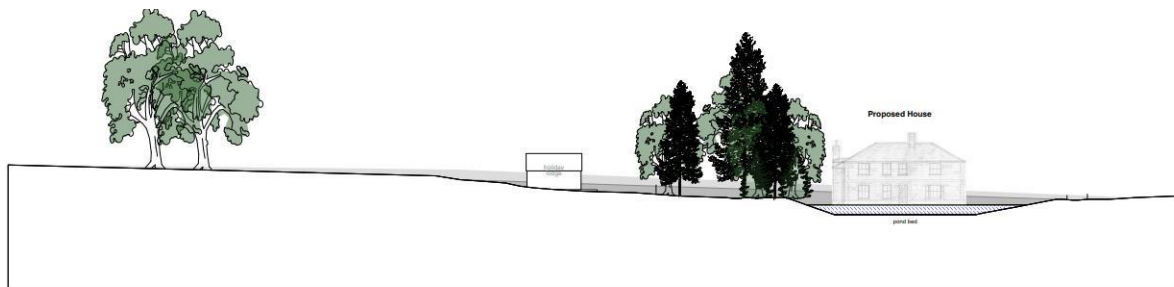
This application differs from the last application in proposing the new dwellinghouse on one of the lowest parts of the site on the site of a former pond where the land levels are relatively low as is shown on the plans below –

View Looking
North



Proposed Site Section B-B:

View Looking East



Proposed Site Section A-A:

The applicants have tried to hide the property at this low level behind existing vegetation and trees. The applicants have produced with the application a Landscape and visual analysis.

This report identifies that - *From an easterly, southerly, and westerly direction the topography, together with the presence of surrounding vegetation and the neighbouring farmstead, serves to restrict the Zone of Visual Influence (ZVI) of the proposals to a very small area of the surrounding landscape.*

To the north and northeast of the Site, the landscape becomes open and elevated in nature, and the theoretical ZVI extends slightly further into the landscape to meet the ridgeline around Teffont Down. The above said, however, field studies reveal that within this area potential views of the development would be limited to a relatively restricted area by the nature of the topography and intervening vegetation; and importantly from within this area, all the potential views of the proposed dwelling from the north would be seen through the

existing double line of mature beech trees that cross the northern part of the Site. From the majority of the Zone of Visual Influence to the north, therefore, the dwelling would be entirely screened in summer, and in winter would barely be discernible in the scene.

This report considers the constraints and opportunities of the site and the location of the new building with regard to its potential visibility in the landscape.

Since the previous refusal, the applicant has gone through a process of identifying potential locations for the dwelling within the property and they have concluded that this is the most suitable location in terms of the views in and out of the AONB and this has the most limited impact on the AONB. It is clear that in concluding on this location for the siting of the dwelling, the site has been subject to careful analysis on the impact any dwelling would have on the wider landscape.

The Landscape Officer does not consider that there will be any significant adverse landscape and visual effects on the AONB as a result of this proposal. They agree with the report that this location is the preferred option given it sits snugly in the topography below ridgelines and benefits from a degree of screening from existing buildings (not being demolished) and vegetation. Siting it away from the road retains the road side character of a typical farmstead. The rationalising of the farm layout and new structure planting will be beneficial to the appearance and amenity of the site.

As the applicants visual analysis concludes - In conclusion the proposed dwelling would be well assimilated with its environment and barely noticeable in views from the surrounding landscape.

To summarise, the enhancement to the AONB resulting from the overall proposals is considered to be a material consideration which in this instance overrides the usual policy presumption against new residential development outside of defined settlements.

d. Sustainability

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. It further states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to) " replacing poor design with better design ". Moreover, the NPPF states that to fulfil the principles of sustainability local planning authorities should promote the development and diversification of agricultural and other land-based rural businesses; and support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. The NPPF further states in more general terms that local planning authorities should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

There are a number of issues to consider in relation to the application arising from these sustainability considerations. Firstly, the site lies in a less accessible part of the countryside and so it is inevitable that the proposed dwelling would generate trips by car rather than public transport. This less sustainable outcome must be balanced against the likely

significant drop off in car trips made historically by visitors to the farmstead attraction. The Wiltshire Highways Engineer considers that the overall reduction in trips by car to and from the site resulting from the proposal means a better and more sustainable position in these terms, and so no objection is raised for this reason.

Secondly, the proposal would result in the loss of a rural enterprise. This is unfortunate, although it is not considered that the farmstead necessarily made a significant contribution to the rural economy in any event. Furthermore, by virtue of the visual impact of the farmstead (and in particular its large car park at the front of the site) it is not considered that it necessarily satisfied the NPPF test requiring economic development to be respectful of the countryside. Nor is it considered that the location of the site, close to the edge of a village accessed via relatively narrow lanes, was necessarily suited to this form of enterprise which is dependent on car and coach borne visitors. On balance, it is, therefore, considered that the loss of the enterprise in this particular case would not conflict with the economic aspirations of sustainability policy.

It is considered that the proposal, although not strictly sustainable, would result in a more sustainable position than exists currently on the site and would not adversely impact on the rural economy. The proposal would reduce traffic in a rural village which would be beneficial to the environment in general. These second material considerations are considered to, again, tip the balance in favour of the proposal against the settlement strategy policies of the development plan.

e. Ecology

There are not considered to be any significant effects on ecology from the proposal. Consideration has been given to the need to carry out an appropriate assessment with particular regard to the impact on the River Avon and Phosphate pollution but it is considered the proposal is likely to remove phosphates from the River Avon as the proposal will result in a net loss of 13 WC's from the removal of the Farmer Giles tourist attraction.

f. Highways

With the cessation of the existing Farmer Giles activity, as can be seen from the above highways response, there will be less traffic from the proposal and therefore a positive benefit to the village and the surrounding road network from the grant of planning permission of this scheme.

11. Conclusion

The application tries to address the previous reason for refusal which was that the proposed new house in the countryside would be both out of character and have a significant adverse impact on the landscape. The applicants have this time submitted a full planning application which allows the full details of the proposed dwelling to be shown. It is considered that the architectural appearance and materials used in the dwelling are suitable to the AONB and address the previous concerns about the dwelling being an alien feature.

In addition the new positioning of the dwelling in what is essentially a low point in the ground where the former pond stood well back from public views is considered not to have a harmful effect on the surrounding landscape as supported by the submitted landscape and visual analysis.

The Holiday lodges remain as in the previous application and these continue to contribute to the economy of the local area. Officers previously considered that a new dwelling on site would be acceptable with these lodges in situ and this remains the case.

It is considered that on balance the removal of the majority of the buildings from this site whilst retaining the stabling and chalets along with a significant planting scheme would be reasonable grounds for granting planning permission for a single dwelling. Achieving the removal of existing unsightly buildings within the AONB and screening the neighbouring farm buildings as well as traffic and impact in this part of the countryside is considered to be a significant gain.

RECOMMENDATION

Approve 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 the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 roof slopes of the development hereby permitted.

REASON: In the interests of minimising additional light pollution into the International Dark skies reserve of Cranbourne Chase .

4 Prior to commencement of construction of the dwelling hereby approved all existing buildings indicated to be demolished on drawing no. 1326/01E (Location map and site plan) and received by the lpa on 9th March 2019 and all of the existing open car park areas (with the exception of that part which will form the access drive to the dwelling shall be demolished and the resulting waste materials removed from the site. Following removal of the waste materials and prior to occupation of the dwelling the land shall be re-graded to original levels which existed prior to construction of the farm buildings and hardstandings

and laid out as new pasture land in accordance with drawing no. 1326/02D. The new pasture land shall be retained as pasture land thereafter.

REASON: To accord with the terms of the planning application and to ensure that the development results in enhancement of the Area of Outstanding Natural Beauty which is one of the exceptional reasons planning permission has been granted in this case.

5 Prior to first occupation of the dwelling hereby approved the use of the site as a farm visitor attraction shall cease and thereafter that part of the site occupied by the dwelling and its curtilage shall be used for residential purposes, that part of the site occupied by the exhibit building/stabling to be retained shall be used for storage of equipment required for the maintenance of the site and stabling of horses (including for livery purposes but not as a riding school), and the remainder of the site (including the horse exercise arena) shall be used as farmland and/or for the grazing/exercising of horses.

REASON: To accord with the terms of the application and to reflect the special circumstances under which the development has been found to be acceptable - in particular, the resulting enhancement of the AONB as a consequence of the cessation of the farm visitor attraction use.

6 No development shall commence on site until details of the proposed ground floor slab level for the dwelling has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

7 Prior to commencement of development details of the intended method of enclosing the domestic curtilage to the property along with a plan showing the extent of that curtilage shall be submitted to the local planning authority for approval in writing. The approved method shall be implemented in full prior to the first occupation of the dwelling, and it shall be retained and maintained as approved in perpetuity thereafter.

REASON: To clarify the terms of the planning permission and to minimise domestic encroachment into the countryside in the interests of visual amenity.

8 Prior to commencement of construction of the dwelling hereby approved detailed drawings of the driveways within the site shall be submitted to the local planning authority for approval in writing. These drawings shall be at a scale no less than 1:200, and they shall specify the dimensions of the driveways, levels, the surfacing materials, and a programme for construction.

The driveways shall be constructed in accordance with the approved drawings and programme, and permanently retained as constructed thereafter.

REASON: The application contains insufficient detail to enable this matter to be considered at this stage and to so ensure that the appearance of the AONB will be enhanced.

9 No external lighting shall be installed without the prior approval of the local planning authority. Where external lighting is required details of the lighting shall be first submitted to the local planning authority for approval in writing. The lighting shall then be installed strictly in accordance with the approved details, and retained and maintained as such thereafter.

REASON: To enable the local planning authority to retain control of external lighting having regard to the site's location within a remote and dark part of the Area of Outstanding Natural Beauty.

10 Before any works commence, details of a scheme for protecting and enhancing the landscape and ecology of the site shall be submitted to the local planning authority for approval in writing. The scheme shall identify existing features of interest which will be retained and enhancement measures. The scheme shall be implemented in the first year following first occupation of the new dwelling.

REASON: In the interests of protecting protected species and enhancing habitats.

11 No construction or demolition machinery shall be operated on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of residential amenity.

12 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drwg 1326/01E Location map and site plan (existing)
Drwg 1326/02F Location map and site plan (proposed)
Drwg 1326/05A Proposed Elevations
Drwg 1326/04E Proposed plans (Garage etc)
Drwg 1326/06A Site sections
Drwg 1326/07A Site topographical survey
Design and access statement dated 2018
Landscape and visual analysis October 2019 by Indigo

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

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

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- all hard and soft surfacing materials;
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

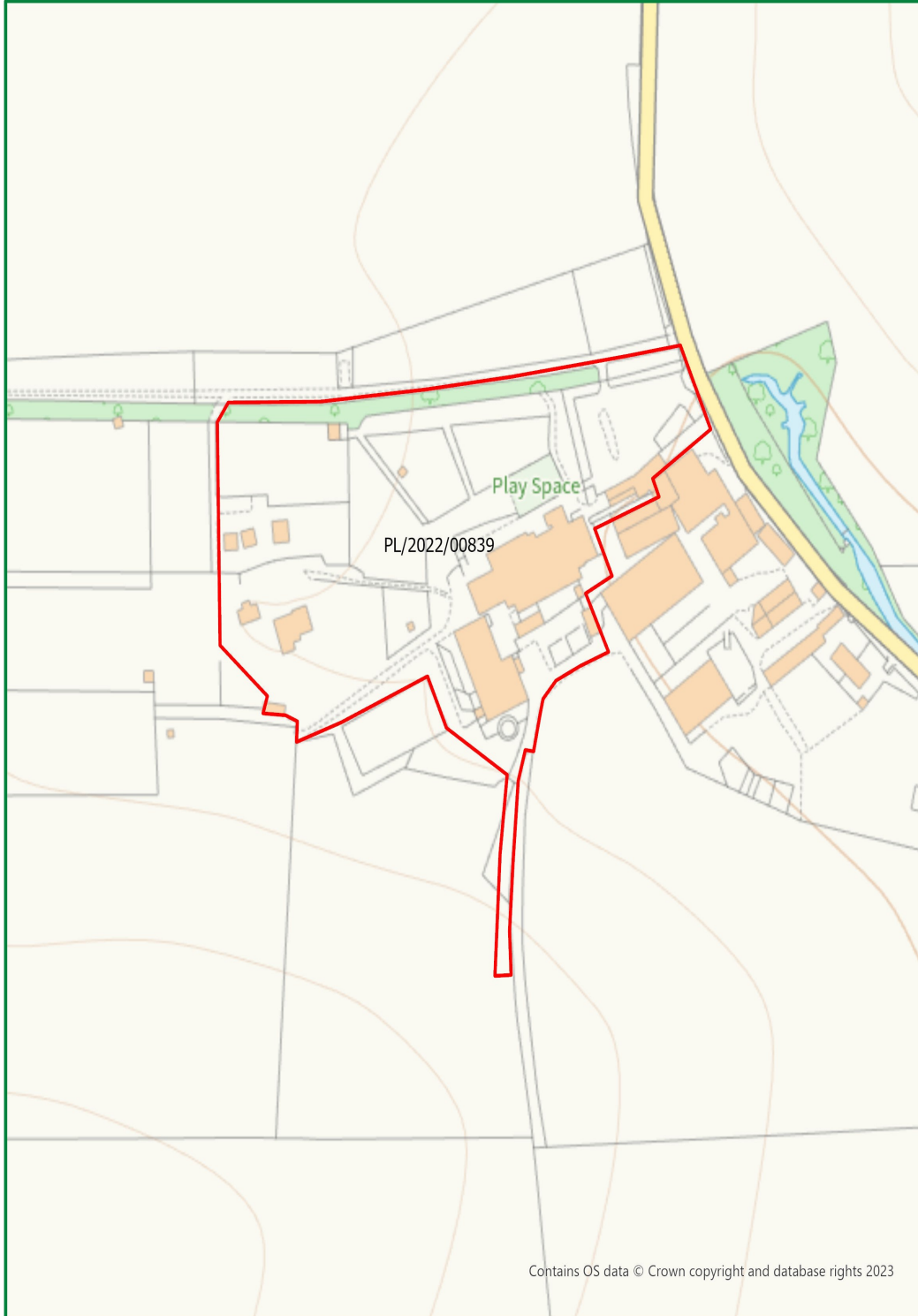
14) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

INFORMATIVE TO APPLICANT:

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

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