

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Date of Meeting	27 th March 2019
Application Number	18/07128/FUL & 18/07246/LBC
Site Address	Manor Farm, The Street, Grittleton SN14 6AN
Proposal	Conversion of existing agricultural buildings to form 8 new dwellings and erection of 6 new dwellings and associated access, engineering and landscaping works
Applicant	Mr Julian Brunt
Town/Parish Council	Grittleton Parish Council
Electoral Division	Bybrook - Cllr Baroness Scott of Bybrook OBE
Grid Ref	385880 180065
Type of application	Full Planning and Listed Building Consent
Case Officer	Richard Sewell

Reason for the application being considered by Committee

The application has been called into committee at the request of Cllr Baroness Scott in order to discuss the various environmental impacts of the proposed development in terms of the scale of development, impact on the character and appearance of the area, impact on the historic environment, impact on residential amenities, ecology, drainage and highways

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 authority is delegated to the Head of Development Management to **REFUSE** planning permission for the reasons set out below.

2. Report Summary

The key issues in considering the application are as follows:

- Principle of development
- Impact on heritage assets
- Design, scale, materials and layout of proposed new dwellings
- Residential amenity
- Impact on ecology
- Impact on highways
- Impact on drainage

3. Site Description

The application relates to Manor Farm, located towards the western end of the small village of Grittleton as defined by the Wiltshire Core Strategy 2015. The current farm holding is accessed from The Street and is adjacent to the junction with Alderton Road. The farm building complex consists of a significant three storey farmhouse in the southwestern corner of the plot which is Grade II Listed. The building was listed in 1988 and the associated outbuildings within the site are also curtilage listed as a result.

Contained within the site are a significant number of agricultural buildings, with the majority to the east of the main dwelling being stone built with traditional materials for their roofs. To the north of the 'traditional' farm buildings (listed as buildings B1-B8 on the proposed site layout) are more modern agricultural barns, made from brick, steel and metal sheet work. The main fields for the farm holdings are located to the west of Alderton Road, with further fields to the north of the farm building complex and south east on the opposite side of The Street. The entire site is located within the Wiltshire AONB.

4. Relevant Planning History

16/10196/FUL-Conversion of existing agricultural buildings to form 8 dwellings; Erection of 4 new build dwellings; Associated Access, Engineering & Landscaping Works REFUSED

16/10552/LBC- Conversion of existing agricultural buildings to form 8 dwellings; Erection of 4 new build dwellings; Associated Access, Engineering & Landscaping Works REFUSED

16/10205/FUL- Division of existing farmhouse to create two separate dwellings APPROVED

16/10551/LBC- Division of existing farmhouse to create two separate dwellings APPROVED

16/10204/FUL- Erection of New Farmstead Comprising Agricultural Storage and Livestock Buildings together with a Farmhouse. Associated Access, Engineering and Landscaping Works APPROVED

5. The Proposal

Conversion of existing agricultural buildings to form 8 dwellings; Erection of 6 new build dwellings; Associated Access, Engineering & Landscaping Works (see plans for details).

Barns 1-8 labelled as B1-B8 on the proposed site plan are to be converted to allow a mixture of 2 and 3 bed properties together with outdoor amenity space and parking areas forming 28 spaces and an additional 10 visitor spaces.

In addition, 4 No new dwellings will replace the more modern agricultural buildings at the northern part of the site. These dwellings as proposed will be predominantly single storey and arranged around a central courtyard in a broad C shaped formation facing south.

In addition, the existing Dutch Barn located at the eastern boundary adjacent to Glebe House is to be demolished and replaced with a more contemporary styled barn building that will form a pair of 2 semi-detached dwellings.

Other aspects of the scheme include the reformation of the boundary wall at the western most access to the site from The Street, the creation of an new access route and vehicle turning within the site and also various hard and soft landscaping features.

6. Local Planning Policy

Wiltshire Core Strategy Jan 2015:

Core Policy 1-	Settlement Strategy
Core Policy 2-	Delivery Strategy
Core Policy 3-	Infrastructure Requirements
Core Policy 13-	Spatial Strategy: Malmesbury Community Area
Core Policy 41-	Sustainable Construction and Low Carbon Construction
Core Policy 42-	Standalone Renewable Energy Installations
Core Policy 48-	Supporting Rural Life
Core Policy 50-	Biodiversity and Geodiversity
Core Policy 51-	Landscape
Core Policy 52-	Green Infrastructure
Core Policy 57-	Ensuring high quality design and place shaping
Core Policy 58-	Ensuring the Conservation of the Historic Environment
Core Policy 60-	Sustainable Transport
Core Policy 61-	Transport and Development
Core Policy 62-	Development impacts on the transport network
Core Policy 63-	Transport Strategies
Core Policy 64-	Demand Management
Core Policy 67-	Flood Risk
Appendix D	
Appendix E	
Appendix G	

Saved Policies of the North Wiltshire Local Plan:

NE14-	Trees and the control of new development
NE18-	Noise and Pollution
T5-	Safeguarding

National Planning Policy Framework 2019:

Achieving sustainable development – Core Planning Principles (Paragraphs 8 and 11)	
Chapter 6-	Building a strong, competitive economy (Paragraphs 80, 81 & 82)
Chapter 12-	Requiring Good Design (Paragraphs 124, 127 and 130)
Chapter 14-	Meeting the challenge of climate change, flooding and coastal change (Paragraphs 148, 153 and 154)
Chapter 15-	Conserving and enhancing the natural environment (Paragraphs 170, and 180)
Chapter 16-	Conserving and enhancing the historic environment (Paragraphs 189, 190, 192, 193, 196, 200 and 202)

7. Summary of consultation responses

Grittleton Parish Council (GPC)- NO OBJECTION. Summary of points raised is as follows. GPC has refrained from commenting upon the financial viability analysis detailed by the applicant on the assumption that this will be assessed and verified by suitably qualified and experienced personnel. GPC would like to draw Wiltshire Council's attention to the natural hazard that exists at the crossroads adjacent to the main access to the development. There have been numerous accidents at this spot and any development must not exacerbate the problem. GPC supports the application providing that a restrictive covenant is placed on the land to the north of the rear wall of C1-C4, that it is returned to an agricultural field and all farmyard detritus be removed, and furthermore no development may take place on this land in the future. In addition GPC requests that full consideration is given to optimising the design and siting of units D1-D2 to minimise the impact on neighbouring properties.

Conservation – OBJECTION. The issue of the subdivision of the Threshing Barn remains as per the Conservation Officer's comments on the previous schemes 16/10196/FUL and 16/10552/LBC. In addition, the Conservation Officer retains their objection to the proposed demolition of the garden wall to provide an enlarged site access to the wider development.

Landscape Officer- NO OBJECTION subject to a condition requiring a detailed landscaping scheme being provided prior to the commencement of development

Ecology- NO OBJECTION subject to conditions requiring that all development and mitigation features shall be carried out in accordance with the submitted Bat Survey Report (TP Ecology, 2016) and also that a lighting strategy be provided prior to commencement of development

Highways- NO OBJECTION. Concerns raised with the suitability of the eastern most access providing acceptable visibility splays. Parking layout a refuse collection within the proposal site is now considered acceptable.

Waste Management- NO OBJECTION. Comments received in relation to the bin collection point to the right of B3 on the Site Plan being some distance from where the crew would collect from with concerns that as it is on a bend, access may be restricted with parked cars. A different bin collection point has been advised but the Waste Technical Officer has confirmed that it is not essential and would be happy to approve this application should this remain.

Spatial Plans- OBJECTION. The total of 14 new homes is contrary to Core Policy 2 because it will result in the addition of more housing than envisaged appropriate for small villages. It is not entirely clear in the Planning Statement how much consideration has been given to alternative uses for the existing barn buildings in relation to the requirements Core Policy 48 where preference is given to employment, tourism, cultural and community uses

Drainage- NO OBJECTION subject to conditions relating to surface and foul water drainage details being provided

Archaeology: NO OBJECTION

8. Publicity

The applications were advertised by neighbour letter, site notices and press advert. The planning application has generated over 37 neighbour representation letters: 20 in favour, 12 objections and 5 comments with the LBC application resulting in 4 in favour, 3 objections and 1 comment

Comments in favour of the proposals include:

- Improved visual appearance of site
- Existing farmstead not fit for purpose
- New housing will attract new families to village
- Proposal is for the redevelopment of a brownfield site to provide housing

Comments raising concerns include:

- Additional housing not needed in the village, no effort has been made to demonstrate any local housing need
- Proposal site not suitable location for significant housing development as it is contrary to Core Policies CP1 and CP2 relating to residential development within small villages
- Impact on amenity of existing residents in terms of loss of privacy
- Impact on highway safety through increased use of existing access, no traffic impact assessment provided
- Potential for further expansion of residential development
- Development does not benefit community, only provides funds for applicants
- Removal of historic farmstead will urbanise village
- Other uses for existing farm buildings should be explored before residential
- Proposed Dutch barn design not appropriate
- Other methods of funding new farmstead other than new residential development are available to the applicant
- Lack of affordable units

9. Planning Considerations

Principle of Development

Policy

Under the provisions of Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015) and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006)

The National Planning Policy Framework 2019 (NPPF) and Planning Practice Guidance (PPG) are material considerations which can be accorded substantial weight.

Core Policy 1 explains the settlement strategy for Wiltshire including small villages. It specifically says: 'Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.' This position is clarified in paragraph 4.16, which explains that 'some modest development may be appropriate at small villages, to respond to local needs and to contribute to the vitality of rural communities. Any development at Small villages will be carefully managed by Core Policy 2 and the other relevant policies of this plan.' In relation to small villages such as Grittleton, Core Policy 2 states:

'At Small Villages development will be limited to infill within the existing built area. Proposals for development at Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i. Respects the existing character and form of the settlement*
- ii. Does not elongate the village or impose development in sensitive landscape areas, and*
- iii. Does not consolidate an existing sporadic loose knit areas of development related to the settlement.'*

The supporting text at Paragraph 4.34 clarifies that 'infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling. Exceptions to this approach will only be considered through the neighbourhood plan process or DPDs.'

WCS Core Policy 48 states that outside of the defined limits of development residential development will only be supported where it enables 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. Any proposal for accommodation to meet the need of employment essential to the countryside should be supported by financial and financial evidence. In relation to proposals that involve the conversion and re-use of rural buildings, preference is given for employment, tourism, cultural and community uses providing that they satisfy the following criteria:

- i. The building is structurally sound and capable of conversion without major rebuilding and with only necessary extension or modification which preserves the character of the original building
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas
- iii. The building can be served by adequate access and infrastructure
- iv. The site has reasonable access to local services
- v. The conversion or re-use of a heritage asset would lead to its viable long term safe guarding.

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria.

Local Plan Policy H4 states that a new dwelling in the countryside outside of any defined framework boundary will only be permitted provided that it is in connection with the essential needs of agriculture or forestry or other rural based enterprise

Housing Land Supply

The Council can currently demonstrate a five-year supply of deliverable land for housing as evidenced by the most recent Housing Land Supply Statement released in March 2018 which demonstrates that it is considered that the Council can currently demonstrate a 5 year housing land supply in the North & West HMA (6.25 year supply), with Appendix 6 confirming that there is a 0 remaining requirement in the Malmesbury Community Area.

This position is supported by a number of recent appeal decisions (APP/Y3940/W/16/3162997, APP/Y3940/W/16/3162581, APP/Y3940/W/16/3150514 and APP/Y3940/W/16/3162997) where it was considered that the Council can demonstrate a 5 year housing land supply in the North & West HMA.

As the Council can currently demonstrate in excess of a 5yr supply of housing (6.25yrs), WCS Core Policies 1, 2, 13, 48 and Saved Policy H4 are up to date and are afforded full weight in the assessment of this application

Financial justification

The application documents detail that the proposed barn conversions and new build elements are required to finance the relocation of the farmstead outside of the village (please see application 16/10204/FUL for details). The submitted viability assessment report completed by Carter Jonas is not considered to overcome the policy conflicts associated with the quantum of new residential development being proposed in this location regardless of its conclusions as will discussed later in this report. Irrespective of these findings, in this particular instance, the financing of the new farmstead is not considered to be a significant material consideration which would influence the decision in any particular direction, since other methods of facilitating the expansion/relocation of the farmstead could be available to the applicant.

Conversions

In relation to the conversion of Barns 1-8, CP48 is a key consideration. The Policy gives a clear preference towards the re-use of rural buildings for employment, tourism, cultural and community uses and only when these are proven not be practical propositions is residential development considered acceptable. The applicant has provided a viability assessment that details that these uses are not considered viable options.

Structural analysis of the buildings has been provided and it appears that they are capable and suitable for conversion without the need for major rebuilding, with the exception of B6 as proposed which requires a substantial section of roof and external wall elevation to be created in order to form a L- Shaped dwelling. This element is not considered to be in accordance with the conversion criteria contained within CP48 as it involves unnecessary extension and modification. The proposal site is served by two existing access points and is not in an isolated or remote location. The residential conversion would lead to the viable long term safe guarding of curtilage listed buildings which is awarded significant weight in this assessment.

Therefore, the conversion of Barns 1-8 is considered compliant with CP48 with the exception of the proposed works to Barn 6. However, as this element of the proposal is relatively minor in relation to the wider conversion of the historic farm buildings, it is not considered to outweigh the public benefit of securing the long terms safeguarding of the heritage assets meaning the residential conversion of Barns 1-8 is considered compliant with CP48.

New build

Turning to the new build element of the scheme, the principle of this part of the development is not supported as the proposal involves the erection of 6 new dwellings on land outside of any defined settlement boundary, with the scale and location of the proposed development not being considered to meet the requirements of infill development within small villages contrary to CP2 (particularly the explanations and definitions contained within paragraph 4.34 to this policy). As none of the proposed 6 new dwellings are for those employed in association with the essential need of agriculture, forestry or other rural based enterprise these units are also contrary to Core Policy 48 and Saved Local Plan Policy H4.

When seen in addition to the proposed 8 residential conversions, the total quantity of housing proposed would result in an imbalance within the community between the provision of homes and available services, facilities and means of employment available within a designated small village such as Grittleton which the Core Strategy recognises as having a low level of services and

facilities and few employment opportunities. This would result in Grittelton being further used a dormitory-type village by future occupants with a predominance of out-commuting, thus compromising the sustainability of the scheme under the terms as outlined in the WCS and NPPF

This level of harm is not considered to be outweighed by the benefit of providing additional housing as the council can currently demonstrate in excess of a 5yr supply of housing and the community area requirement for this locality has already been met there is no pressing need for this site to be brought forward for residential development contrary to the settlement strategy for North Wiltshire. The principle of development in this instance is therefore not supported as the proposal is contrary to WCS Core Policies 1, 2, 13 and 48 and also Saved Local Plan Policy H4

Impact on designated heritage assets

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on decision makers in considering whether to grant consent for works that affect a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for works which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved and where appropriate enhanced in a manner appropriate to their significance including buildings and structures of special architectural or historic interest.

The proposal site is within the Conservation Area, with the existing stone farm buildings being curtilage listed and within the setting of the Grade II Listed Manor Farm house and also the adjacent properties known as Masons and Weighbridge. In accordance with the NPPF, when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The existing historic significance of the curtilage listed farm building arises from their layout and grouping within the historic farm yard setting. The front boundary wall is a prominent and attractive feature within the Conservation Area and contributes to the setting of the listed building

Following the submission of an updated Heritage Impact Assessment which details the proposed works, in principle the proposed overall design and materials associated with the proposed conversion of buildings B1-B8 are broadly considered to be in keeping with the historic character and appearance of both the Conservation Area and historic farm yard setting, with the proposed conversions maintaining and preserving the existing relationship between buildings and the listed farm house and neighbouring properties known as Masons and Weighbridge.

However, as per the previous applications on site (16/10196/FUL+16/10551/LBC) the Council's Conservation Officer has maintained their objection to the division of the existing threshing barn to form buildings B2 and B3 as this would result in the unjustified less than substantial harm to the character, appearance and historic fabric of the building.

The Officer is clear that when the original building was extended, the northern gable wall was removed to form a single large internal volume, hence the existing building never having been designed to be perceived in a truncated form meaning the proposed subdivision is considered to cause a degree of harm. In addition to this, the Conservation Officer has maintained that the proposed alteration to the boundary wall fronting the highway would result in the unjustified less than substantial harm to the setting of listed farm house and character and appearance of the Conservation Area. The wall is curtilage listed and a prominent feature within the Conservation Area meaning its demolition and rebuilding requires clear justification in order to outweigh the identified harm.

The comments of the Council's Conservation Officer as detailed above in relation to the threshing barn have been addressed within the updated Heritage Impact Assessment by JME Conservation Ltd dated May 2017. The assessment states that the barn was originally a shorter one that was subsequently extended and enlarged and that the current proposal takes its reference from the historic plan of the original barn and the removal of all the inserted agricultural clutter and more modern partitions will enhance the special quality of both spaces. Externally the scheme requires minimal intervention and the barn itself will still read as a single structure. It is therefore considered by the Heritage Impact Assessment that although the barn is being sub-divided, the scheme respects the special character of the barn and any harm arising from the sub-division is offset by the opening up of the interior and the long term benefit of securing the future of the building.

In accordance with paragraphs 194 and 196 of the NPPF, any harm or loss to heritage assets should require clear and convincing justification and where less than substantial harm has been identified, consent should be refused unless it is demonstrated that the harm can be outweighed by the public benefit of the proposal including securing its optimum viable use.

The special historic significance of the curtilage listed threshing barn arises from its layout and grouping within the historic farm yard setting. As the proposed works to this building will do little to alter the external appearance and wider historic setting, it is considered that the less than substantial harm identified by the Council's Conservation Officer is outweighed by the public benefit associated with the residential conversion of the building securing its optimum viable use in accordance with WCS 57, 58 and paragraphs 194 and 196 of the NPPF.

In relation to the proposed alterations to the curtilage listed boundary wall of the western entrance to the site from The Street, the amended plans show the relocation of the wall which is required to overcome Highways concerns by providing a wider vehicular access with improved visibility and a footpath into the site. The updated Heritage Impact Assessment acknowledges that the alteration causes some harm to the significance of the curtilage listed wall and the setting of the listed farm house and this part of the Conservation Area however this harm is considered to be less than substantial and balanced by the benefit arising from securing the long term future of the farm buildings.

The wall is curtilage listed and a prominent feature within the Conservation Area meaning its demolition and rebuilding requires clear justification in order to outweigh the harm identified by the Conservation Officer. It is considered that the proposed alterations to this wall section will broadly mirror the appearance of the wall on the opposite side of the entrance adjacent to Masons and the other boundary walls within the Conservation Area. In addition, the existing stonework could be re-used, with exact details of the appearance and details of the wall being secured via condition in the event of permission being granted. Taking these factors into account and also the benefit to visibility and highways safety, on balance these works are considered justified in relation to the impact on the historic environment and therefore to accord with paragraphs 194 and 196 of the NPPF.

Therefore, the proposed works related to the residential conversion of Barns B1-B8, the amendments to the access and their impact on the historic environment and designated heritage assets are considered acceptable and to accord with the requirements of Core Policies 57, 58 and Section 16 of the NPPF.

Design, scale, materials and layout of proposed new build dwellings

The 4 No. dwellings are designed to reflect the rural character of the locality through the use of low range shed type buildings with external elevations and a palette of materials common to the area. The general layout and scale of the properties, set in an inward facing broad C shaped linear formation at the northern part of the site is not visually prominent within the AONB as it will be seen against the back drop of the existing residential development in the locality when viewed from the north. Two further dwellings will be constructed as a new Dutch barn type building on the eastern side of the site adjacent to Glebe House. This will replace the existing open Dutch barn structure located in the same position. This new building will be in a more contemporary style with local vernacular and agricultural elements utilising traditional materials. All of the proposed new dwellings are well set back from the highway meaning they are not clearly visible within the street scene which will limit any visual impact on the character and appearance of the historic core of the Conservation Area. Therefore the design, scale, materials and layout of proposed new build dwellings are considered acceptable in relation to the requirements of CP57 and 58

Residential Amenity

The proposed site plan indicates an adequate level of outdoor amenity space for all of the proposed dwellings. The siting, layout and spacing between existing and proposed dwellings will avoid any overbearing impact and will provide an acceptable level of privacy for all residents as there will no unacceptable degree of overlooking. This is particularly applicable to the units D1 and D2 as and the adjacent properties known as Glebe House and Weigh Bridge House. Distances between these properties are considered appropriate so as to avoid any unacceptable overbearing impact over and above that of the existing barn building. Windows on the proposed east elevation are also at a high level so as to avoid any direct overlooking with Glebe House. First floor windows on the south elevation will feature fixed timber shutters to restrict views but at 26m between the habitable rooms of both properties it is not considered that his relationship will result in an unacceptable loss of privacy to residents of Weigh Bridge House.

The close proximity of proposed buildings B1, B7 and B8 to the adjacent properties known as Weavers Barn and Masons is also noted, but the submitted floor plans do not indicate any alterations to the external elevations including additional openings on the rear elevations of these buildings meaning there will not be any additional overlooking or loss of amenity to neighbouring residents.

Therefore the proposal is considered acceptable in terms of the impact on the residential amenities of existing and future properties in accordance with Core Policy 57.

Highways

The previous application on site was refused partly due to the lack of acceptable parking provision and swept path analysis for refuse vehicles. The Council's Highways Officer has reviewed the current submission documents and has confirmed that the locations and amount of residents and visitor parking spaces (2 per dwelling and 10 visitor spaces) are now acceptable. In addition it has

been confirmed by the Council's Waste Management Team that access for refuse vehicles and bin collections points has now been adequately demonstrated.

Concerns relating to the width and visibility splays of both access points to The Street have been raised by the Highways Officer. However, it is to be noted that both these access points as existing currently serve the farmhouse, wider farmstead and also accommodate larger agricultural vehicles. The issue of visibility was not a previous reason for refusing the application and so a consistent approach must be adopted as it would be unreasonable of the Council to now introduce this in relation to this proposal.

Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Considering the totality of the issues, it is concluded that the increased amount of residential vehicle movements in relation to the proposed dwellings would not amount to an unacceptable impact on highway safety considering the existing use of these access points, the proposed alterations and improvements to the western access and the fact the eastern access will only provide vehicle access to 2 dwellings (B4 + D2) meaning it's use will not be significantly increased in comparison to the existing agricultural use. Therefore in terms of safe access and parking the proposal is considered compliant with the requirements set out in CP60 and 61.

Irrespective of the above factors, as the proposal does not constitute *infill* development, as allowed for by Policy CP2, the proposal is considered to be located remote from a range of services, employment opportunities and is unlikely to be well served by public transport is contrary to the key aims of local and national sustainable transport guidance which seeks to reduce growth in the length and number of motorised journeys. Therefore the proposal is not in accordance with Core Policies 60 and 61 in this respect.

Drainage

Insufficient evidence in relation to surface and foul water drainage was provided within the previous submission on site. In relation to this current proposal the Council's Drainage Engineer has confirmed that surface water drainage of the site is acceptable, noting that further details can be supplied either via conditions should the applicant wish to undertake further infiltration testing with the aim of reduction in soakaway sizing. Wessex Water has confirmed consent for foul connection and storm water disposal by soakaways and so the Council's Drainage Engineer is happy in this respect also provided that these details are also secured via condition. Therefore the proposal is considered acceptable in terms of surface and foul water drainage.

Ecology

The Council's Ecologist has assessed the proposed drawings against the recommendations given in the TP-Ecology Ltd. bat survey report dated 13 October 2016 and marked FINAL. The Ecologist has confirmed the details shown are sufficient to allow the bat mitigation and enhancement proposals to become an enforceable part of any planning permission granted. Furthermore, it is considered that the level and amount of mitigation is suitable such that the likelihood of the necessary licence from Natural England should be forthcoming, without alteration to the agreed plans under this planning permission. Subject to conditions requiring the development to be carried out in accordance with the Bat Survey Report and for the submission of a lighting strategy, the proposed development is therefore considered to comply with Core Policy 50

10. Conclusion

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Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise as do paragraphs 8 and 11 of the NPPF.

Paragraph 11 of the National Planning Policy Framework states the presumption in favour of sustainable development, whilst paragraph 8 outlines that the three dimensions of sustainable development are environmental, social and economic factors.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

In this circumstance, the Local Planning Authority is able to demonstrate a 5 year land supply in the North & West HMA, which contains the application site. The community area housing requirement for this locality as set out in WCS CP13 has also already been met meaning there is no pressing need to bring forward this unsustainable site for residential development.

The quantum of proposed residential development being 6 new dwellings and their siting in relation to the built form of the village is not considered to meet the requirements of infill development as specified in Core Policy 2 which clarifies infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling.

The total quantity of housing proposed (14 dwellings) would result in an imbalance within the community between the provision of homes and available services, facilities and means of employment available within a designated small village such as Grittleton which the Core Strategy recognises as having a low level of services and facilities and few employment opportunities. This would result in Grittleton being used as a dormitory-type village by future occupants with a predominance of out-commuting, thus compromising the sustainability of the scheme under the terms of the settlement hierarchy contained in the WCS

As none of the proposed 6 new dwellings are for those employed in association with the essential need of agriculture, forestry or other rural based enterprise these units are contrary to Core Policies 2, 13 and 48 and Saved Local Plan Policy H4.

As the proposal does not constitute infill development the proposal is considered to be located remote from a wide range of services, employment opportunities and is unlikely to be well served by public transport is contrary to the key aims of local and national sustainable transport guidance which seeks to reduce growth in the length and number of motorised journeys. Therefore the proposal is not in accordance with Core Policies 60 and 61 in this respect.

The residential conversion of the existing agricultural barn buildings is considered acceptable as it secures the long term safeguarding of the heritage assets and accords with the requirements of Core Policy 48. The proposed works to these curtilage listed buildings and the design and

materials of the proposed new build elements are all considered to accord with the requirements of both the WCS and NPPF.

It is considered that the proposal will not result in any significantly detrimental impact on the current level of residential amenity awarded to the surrounding properties and will provide acceptable living conditions for any future occupants.

The Council's, Drainage and Ecology Officers are all satisfied with the proposal subject to various conditions in the event of any permission being granted.

Concerns are still raised by the Council's Highways Officer in relation to the two access points to The Street. However, as discussed above these currently serve a significant number of agricultural and domestic vehicle movements and the issue of visibility was not a reason for refusing the previous application on site. Proposed works to the western access will help improve visibility and the increase in private vehicle movements as a result of the residential development of the site is not considered to result in a cumulative impact on the highways network severe enough warrant a refusal as per the requirements of paragraph 109 of the NPPF. Adequate parking provision and refuse vehicle tracking has also been demonstrated within the submission documents

In accordance with paragraph 8 of the NPPF the three overarching objectives of the NPPF being economic, social and environmental factors are all requirements in achieving sustainable development and therefore are awarded significant weight in the planning balance.

It is therefore necessary to balance the various adverse impacts of the development as identified above against any benefits of the proposal in terms of economic, social, and environmental factors and also any other material considerations that may weigh in favour of the application and which may indicate that a decision otherwise than in accord with the development plan would be appropriate.

In this instance, the short term economic gain of the development by providing employment to local trades during the construction phase is recognised. The safeguarding of the heritage assets being the curtilage listed buildings is also a material consideration awarded significant weight. However this benefit could be undertaken the need for the erection of 6 new dwellings in what is considered an unsustainable location. The social gain of providing 14 new dwellings is a benefit that would make a significant contribution to local housing supply. However, the need for housing in this locality has already been met and exceeded meaning there is no pressing requirement for any additional dwellings in this location meaning the social benefit of additional housing is awarded a limited weight in the planning balance.

As outlined above, section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 states that "determination must be made in accordance with the plan unless material considerations indicate otherwise". Paragraphs 2, 11, 12 & 47 of the NPPF reiterate and confirm this requirement. At the current time the Council is able to demonstrate a 5 year land supply and so there are no material considerations which indicate that the determination should not be made in accordance with the plan.

As such, very significant weight is given to the conflict with the sustainable plan led approach to development contained in WCS Core Policies 1, 2, 13, 48 & Saved Policy H4 of the development plan and the benefits associated to the development would not outweigh this conflict in isolation.

Therefore, on balance the proposed development is not considered to accord with the policies of the development plan or national guidance contained in the Framework and this conflict and the various adverse impacts of the proposal are not outweighed by any economic, social and environmental factors or any other material considerations.

18/07246/LBC

In respect of the Listed Building Consent, the proposed works necessary to convert Barns B1-B8 to residential, the amendments to the access and their impact on the historic environment and designated heritage assets are considered acceptable and would accord with the requirements of Core Policies 57, 58 and Section 16 of the NPPF. Whilst the Listed Building Consent application is capable of being recommended for consent, it is acknowledged that the associated planning permission is not and that the inability to implement such an LBC renders it merely academic.

RECOMMENDATION for 18/07128/FUL: That Planning Permission is REFUSED for the reasons:

1. Being situated outside of any defined settlement boundary and not being considered to constitute infill development, as defined by CP2 of the Wiltshire Core Strategy, the proposal amounts to new residential development in the open countryside that is not related to the essential need of agriculture, forestry or other rural based enterprise. The proposal is therefore contrary to WCS Core Policies 2, 13 and 48, Saved Local Plan Policy H4 of the North Wiltshire Local Plan 2011 and paragraph 2, 8, 11, 12 & 47 of the NPPF.
2. The unsustainable location of the proposal site and the quantum of proposed new dwellings is considered to result an imbalance within the community between the provision of homes and the available services, facilities and means of employment. Due to the site not being well served by public transport, this is considered to result in the need for a significant amount of out commuting via the use of private motor vehicles which is contrary to the key aims of local and national sustainable transport policy guidance which seeks to reduce growth in the length and number of motorised journeys and is therefore contrary to WCS Core Policies 1, 2, 60 and 61 and paragraphs 8 & 11 of the NPPF

RECOMMENDATION for 18/07246/LBC: That Listed Building Consent is GRANTED subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The natural stonework to be used externally on the proposed development shall match that of the existing building in terms of type, colour, size, dressing and bedding of stone, coursing, type of pointing and mortar mix.

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

3. Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- (a) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- (b) Large scale details of all internal joinery (1:5 elevation, 1:2 section);
- (c) Full details of proposed rooflights, which shall be set in plane with the roof covering;
- (d) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
- (e) Full details of proposed meter and alarm boxes;
- (f) Large scale details of proposed eaves and verges (1:5 section);
- (g) Full details of proposed internal service routes;
- (h) A full schedule and specification of repairs including:
 - (i) a structural engineer's report setting out the nature of, and suggested remedial work to, structural defects
 - (j) proposed timber and damp proof treatment
 - (k) proposed method of cleaning/paint removal from historic fabric
 - (l) a full schedule of internal finishes to walls, ceilings and floors
- (m) Full details of external decoration to render, joinery and metalwork; and
- (n) Full details and samples of external materials.

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

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

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

tbc

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