

<b>Date of Meeting</b>	25 April 2019
<b>Application Number</b>	18/11701/FUL
<b>Site Address</b>	Court Close Farm, 2 White Street, Easterton, SN10 4NZ
<b>Proposal</b>	Demolition of three detached dilapidated buildings and their replacement with a single dwelling including new access.
<b>Applicant</b>	Mr & Mrs Lloyd
<b>Town/Parish Council</b>	EASTERTON
<b>Electoral Division</b>	Urchfont and The Cannings – Councillor Phillip Whitehead
<b>Grid Ref</b>	402133 154836
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Morgan Jones

In accordance with the Council's 'Scheme of Delegation Specific to Planning', this application is brought to committee at the request of Councillor Philip Whitehead on the grounds of the 'visual impact on surrounding area' and 'environmental or highway impact'.

### 1. Purpose of Report

To assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation to refuse planning permission.

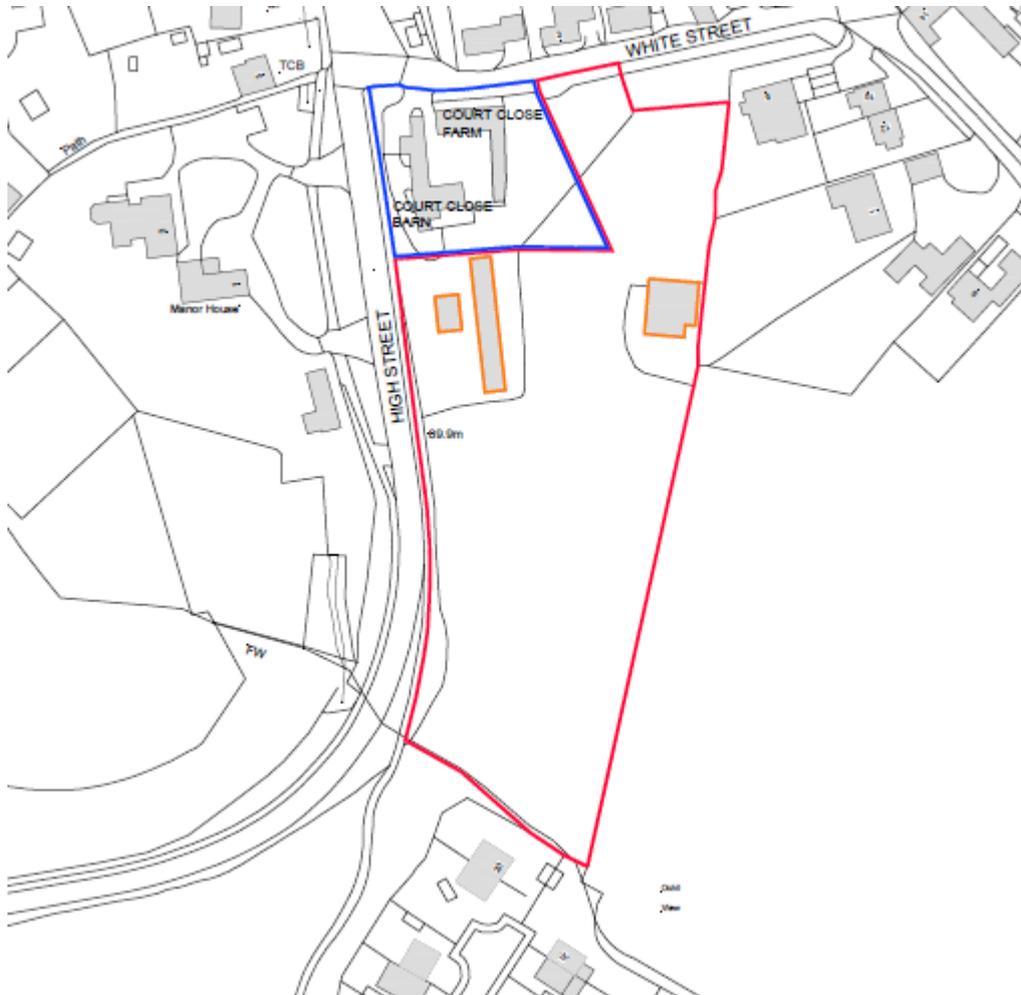
The key issues for consideration are:-

- Principle of development;
- Design and impact on heritage assets & landscape character;
- Impact on highway safety;
- Ecological impact;
- Impact on neighbour amenity.

### 2. Site Description

The application property is Court Close Farm, 2 White Street, Easterton which comprises a Grade II Listed Building of 16<sup>th</sup> century origin and to the rear of the house is a courtyard farm yard which included a low storey cartshed and milking parlour and a timber framed threshing barn (originally thatched). These buildings are within the curtilage of the listed building are considered to be curtilage listed structures. They have been converted under planning permission reference 14/10189/FUL and listed building consent reference 14/10290/LBC to form a detached dwelling with car port. The permissions also involved the refurbishment and extension of the farmhouse. To the immediate south of the listed buildings there are two barns, one barn is constructed of telegraph poles ('pole barn') and corrugated sheeting and the other is a corrugated hut. These buildings do not appear on the historic maps until the second half of the 20th century.

The application site includes the pole barn and corrugated hut and agricultural land to the south and east of the listed dwelling and outbuildings. The land accommodates a modern purpose built agricultural building which is sited close to the eastern boundary of the agricultural field and is situated on higher land. The site lies within the Easterton Conservation Area.

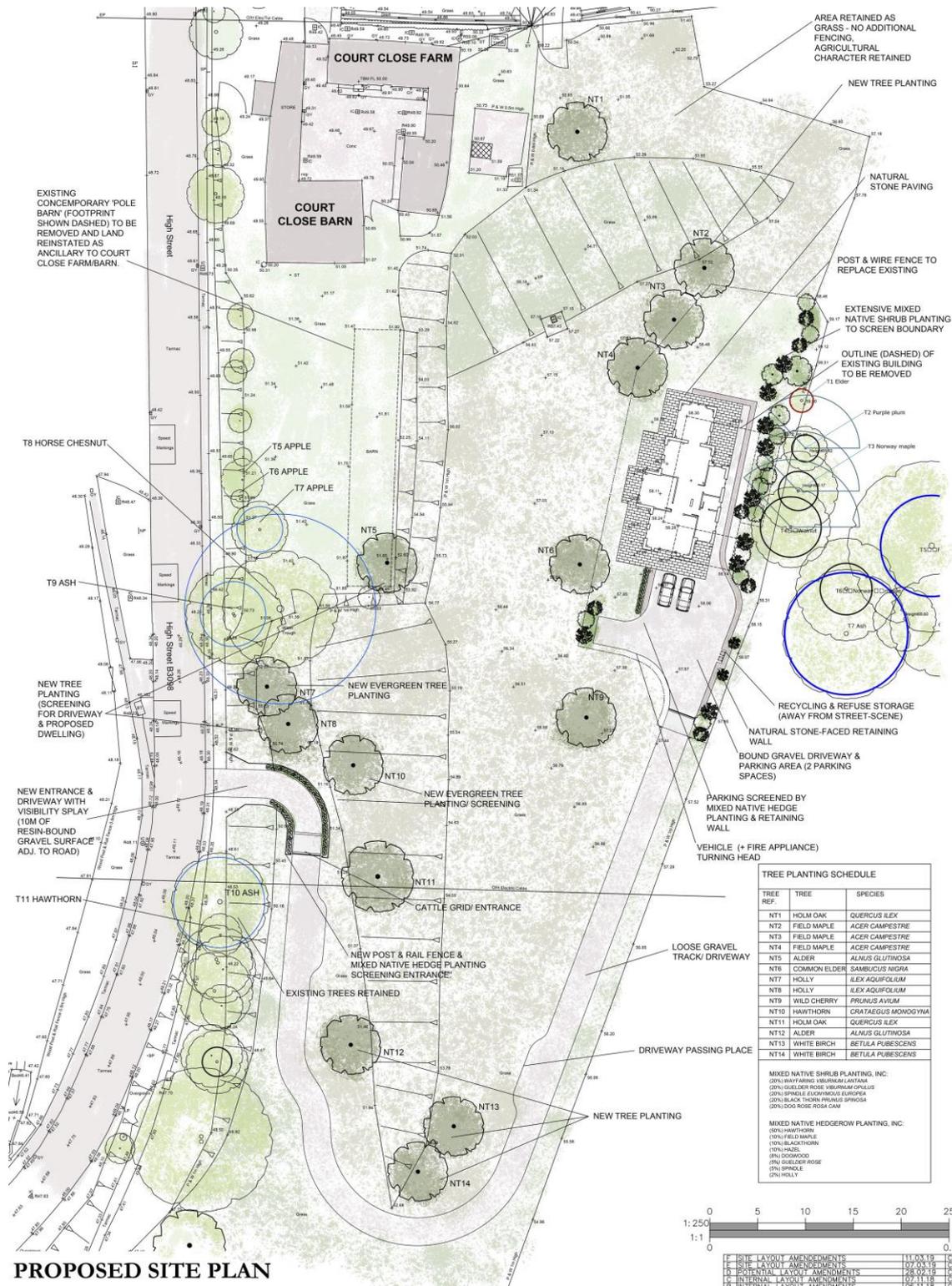


*Site Location Plan*

### **3. The Proposal**

The application seeks full planning permission to demolish the existing agricultural building within the field and the erection of a dwelling which would be accessed via a new access from the High Street (B3098). The proposal also involves the demolition of the 'pole barn' and corrugated hut building.

The Design & Access Statement asserts that "the proposal is appropriate to the area and will complement the adjacent houses whilst enhancing the visual appearance of the site. The overall scale, form and mass are very similar to the existing barn on the site, coupled with the removal of built form of the large, dominating pole barn represents an improvement to the overall Court Close Farm setting. The design has been carefully developed to be appropriate for this context- retention of the overall character and agricultural appearance has been retained, while providing for an adaptable and sustainable family home, providing an improved housing mix for the village".



*Proposed Site Plan*

The main two-storey section of the dwelling is shown to measure 15m in length by 6.6m in width with further single storey sections of the side and rear elevations of the dwelling. The existing ground level of the agricultural building is 58.17AOD and the proposed dwelling will be cut into the land and sited at 56.67AOD (i.e. 1.5m lower than the existing ground level). There will also be other earthworks to secure a new access drive to the property from the High Street.

In terms of the proposed external finish of the dwelling, the Design and Access Statement explains that “our material palette has principally been driven by maintaining and enhancing the ‘agricultural character’ of Court Close Farm. To this end, high quality natural materials have been included; natural sandstone for the plinth and walling (referencing the Greensand Stone plinth to Court Close Farm), untreated natural oak weatherboarding and metal roofing (both referencing the agricultural materials used in the barns and outbuildings on the site”.



*Proposed Front Elevation*



*Proposed Rear Elevation*

The application was originally supported by the following reports and drawings:

- Document. Design and Access Statement (11 December 2018) by Oakwrights Ltd;
- Document. Bat & Protected Species Survey (12<sup>th</sup> November 2018) by Malford Environmental Consulting;
- Document. Technical Note – 5403/01 (December 2016) by Cole Easdon Consultants.

- Drawing no.18.157.LL0.001 (Location Plan);
- Drawing no.18.157.LL0.007 Rev.C (First Floor Plan);
- Drawing no.18.157.LL0.006 Rev.C (Ground Floor Plan);
- Drawing no.18.157.LL0.004 Rev.C (Proposed Front and Side Plans);
- Drawing no.18.157.LL0.005 Rev.C (Proposed Rear and Side Plans);
- Drawing no.18.157.LL0.008 Rev.C (Proposed Roof Plan);
- Drawing no.18.157.LL0.03B Rev.C (Proposed Site Plan);
- Drawing no.18.157.LL0.10 (Site Section AA);
- Drawing no.18.157.LL0.11 (Site Section BB);
- Drawing no.18.157.LL0.12 (Site Section CC);

The application was amended on the 13<sup>th</sup> March 2019 through the submission of the following documents and revised plans. The purpose for updating the application was to try and address some of the technical objections and concerns raised by consultees and third parties. There are no fundamental changes to the original proposal but further technical reports were submitted in response to the comments of the Council Conservation Officer and Arboricultural Officer. The key alterations relate to the slight repositioning of the dwelling and layout of the parking area, and alterations to the arrangement of the new access onto the High Street.

- Document. 15-157LLO Planning Covering Letter
- Document. Heritage Statement (ref AH823/1) (February 2019) by Armour Heritage
- Document. Tree Report by Tree Parts Ltd (9<sup>th</sup> February 2019) & Appendix A Tree Schedule Table
- Document ref. 5403 Revised Access Technical Note
- Drawing no.5402 202 REV A (Proposed Access Layout Drawing)
- Drawing no.CCF/TCP-0123.02.19 (Tree Constraints Plan)
  
- Drawing no.18-157LLO.003 PROPOSED SITE PLAN F
- Drawing no.18-157LLO.004 PROPOSED ELEVATIONS D
- Drawing no.18-157LLO.005 PROPOSED ELEVATIONS D
- Drawing no.18-157LLO.006 PROPOSED GROUND FLOOR PLAN C
- Drawing no.18-157LLO.007 PROPOSED FIRST FLOOR PLAN C
- Drawing no.18-157LLO.008 PROPOSED ROOF PLAN D
- Drawing no.18-157LLO.009 PROPOSED 3D VIEWS A
- Drawing no.18-157LLO.010 PROPOSED SITE SECTION AA A
- Drawing no.18-157LLO.011 PROPOSED SITE SECTION BB A
- Drawing no.18-157LLO.012 PROPOSED SITE SECTION CC A

#### 4. Planning Policy

The **National Planning Policy Framework (NPPF)** with particular regard to Chapters 4 'Decision-Making', 5 'Delivering a Sufficient Supply of Homes', '9 'Promoting Sustainable Transport', 12 'Achieving Well-Designed Places', 15 'Conserving & Enhancing the Natural Environment' and ' 16 'Conserving & Enhancing the Historic Environment' .

The adopted **Wiltshire Core Strategy**, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 12 Spatial Strategy: Devizes Community Area;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape;
- 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 & Development;
- Core Policy 67 Flood Risk;
- Core Policy 68 Water Resources;

**Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy** (March 2011).

## 5. Consultations

**Wessex Water** – No objection, standard advice and guidance provided.

**Wiltshire Council Highways** – No objection to the amended scheme subject to conditions to ensure the access is laid out to an appropriate standard prior to the occupation of the dwelling.

**Wiltshire Council Ecologist** – No objection.

**Wiltshire Council Conservation Officer** – Objection on the grounds that a dwelling in this location of the size and design proposed would have an adverse impact on the character and appearance of the Easterton Conservation Area. There would be less than substantial harm to the designated heritage asset of the Conservation area.

**Wiltshire Council Public Protection Officer** – No objection.

**Wiltshire Council Arboricultural Officer** – No objection in principle but originally recommended that the scheme be revised to reduce the potential future pressure to fell trees on the adjoining land due to their proximity to the rear of the dwelling and the direction of the sun especially in winter months when the sun is lower. The Officer has no objection to the amended scheme.

**Easterton Parish Council** – Split decision:-

On the 25<sup>th</sup> February 2019 the following comments were provided:-

*“At our January Parish Council meeting members approved this planning application based on the information available to them at the time. Unbeknown to Councillors were the number of objections made by neighbours which **had not been made available to them on the WC planning portal until after this decision was taken.**”*

*Following the disquiet that had become apparent with this proposed development members of the Parish Council met with the applicant and objectors on 10th February. The former reported that, in their opinion, the written objections had been or would be addressed and therefore it was confirmed that the PC raised no objections to this planning application. Given that the Parish Council position had already been determined at its last meeting (and could not be reversed) it was agreed that Councillor Whitehead should take this application to Committee”.*

On the 1<sup>st</sup> April 2019 following the submission of amended plans the **Easterton Parish Council** provided the following comments:-

*“We as a Council are not in unanimous agreement and are split even after discussions and visits to the property. This disagreement in the PC seems to reflect the views in the Village. \*Those 3 Councillors in favour state that permission for the attractive house should be subject to restrictions against any further permitted development in the agricultural field. \*\*Those 2 Councillors against are against any development on this agricultural land. 1 Councillor abstained.”*

## **Market Lavington Parish Council – No comments to make:**

“The Market Lavington parish boundary ends at the southern boundary of the property. The proposed development is at the northern end of the property, well away from the border. The Parish Council therefore considers that it would not be appropriate to comment on this application.”

## **6. Publicity**

The application has been publicised via a site notice and letters sent to properties within close proximity of the site. As a result of the original consultation exercise 7 letters of support were received and 15 letters of objection. The re-consultation exercise carried out following the submission of an amended proposal resulted in the submission of 4 letters of support and 16 letters of objection.

The letters of support outline that the proposal is a sensible redevelopment of a derelict and unattractive building and the design is of a high quality and sensitive to the surrounds. The plot size is also in keeping with the surrounding properties. One additional driveway would not be a cause for concern on a straight section of road with good visibility for the pedestrian and driver. A reasonably sized and screened family home will have a positive impact on the current land, the existing building/barn is dilapidated and something of an eyesore. A sympathetic and aesthetic replacement would be a welcome improvement.

The letters of objection are on the following grounds:

- The development is encroaching into the green belt
- The design of the dwelling is not in-keeping with surrounding houses
- A large residential dwelling in such a prominent position will be entirely out of character for the location
- The development will very significantly affect the privacy of neighbouring properties
- The development will result in the loss of a view
- The development will devalue neighbouring properties
- The proposal will extend the residential footprint of Easterton and will damage the integrity of the village
- The current buildings do not have foundations or proper footings, we see no reason why a new building should fit on the existing footprint of the barn
- There will be disturbance from the construction period.
- The access is taken off the busy High Street
- The fact that the development requires such a meandering driveway to reduce the access gradient suggests that the proposed dwelling location is inappropriate for vehicular access.
- It is erasing an agricultural heritage and removing the remaining open space that separates and defines the boundaries of villages of Easterton and Market Lavington.
- This development falls within the Easterton Conservation area. If allowed to proceed it could affect the character of the village and may set a precedent for future developments in the existing green belt.

The minor revisions to the proposed scheme are noted within the letters received as a result of the re-consultation exercise however it is felt that the main reasons for objecting to the proposal as outlined above have not been addressed and remain concerns. It is felt that moving the house ‘circa 1.5m’ to the west is not an improvement but a retrograde step as it puts the building in an even more prominent position and so would be even more visible on the brow of the hill overlooking the village.

**The Campaign for the Protection of Rural England (CPRE)** requests that the Council refuse the application and encourage the applicant to consider a scheme that would be more sympathetic to the very sensitive surroundings of the site. A second letter commenting on the revised scheme stated that “Trees cannot be guaranteed always to mask the scale and incongruity of the proposed house over the coming years and in the winter months. The principle, in our view, is to preserve or enhance the character of the Conservation Area which the proposals would not do.”

## **7. Planning Considerations**

### **7.1 Principle of Development**

The relevant adopted local development plan document is the Wiltshire Core Strategy (WCS) (adopted January 2015). In accordance with the aims and objectives of the NPPF and in the interests of promoting sustainable development and the protection of the countryside the policies of the plan seek to restrict new residential development to locations within the Limits of Development defined for the towns and villages.

The Settlement Strategy (Core Policies 1 & 2) of the WCS identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. There is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages and development should be restricted to within the limits of development of these other than in exceptional circumstances.

Core Policy 12 ‘Spatial Strategy: Devizes Community Area’ identifies Easterton as a Small Village. The settlement strategy outlines that at Small Villages development will be limited to ‘infill’ within the existing built area and new dwellings will only be supported where they seek to meet the housing needs of the settlements 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.*

‘Infill’ is defined within the WCS 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 (par 4.34).

The application site lies on the outskirts of the village outside the main built up area of the settlement on agricultural land. The proposal to demolish the existing barn and construct a new dwelling in its place would therefore result in the creation of a new residential property within the ‘countryside’ as it would not comply with the definition of ‘infill’. The provision of a new dwelling within the agricultural field would not respect the existing character or form of the settlement.

It is proposed that the dwelling would be positioned on the footprint of the agricultural building to be demolished. However, the National Planning Policy Framework definition of ‘*previously developed land*’ excludes land that is or has been occupied by agricultural or forestry buildings and therefore the presence of the existing building should not be used as a justification for its replacement with a dwelling, or a change of use and extension of the built up area of the village through new residential development.

In summary, the site is within the open countryside outside the built up area of the village and it is therefore considered that the proposed development would not amount to a form of ‘infill’

and would therefore fail to comply with the Settlement Strategy of the WCS. The proposed development would conflict with the Council's plan-led approach to housing development. The Council can demonstrate a deliverable 5 year housing land supply within the East Housing Market Area and there are no exceptional circumstances or material planning considerations which justify making an exception on 'principle' grounds to approve the proposed development.

In light of the above, the proposed development is considered to conflict with Chapters 4 & 5 of the National Planning Policy Framework and Core Policies 1, 2, and 12 of the WCS and therefore the principle of residential development is unacceptable in planning policy terms.

## **7.2 Design, Landscape Impact, and Heritage Impact**

The layout and design of new developments must be based on a thorough understanding of the site itself and its wider context, which is particularly important for this proposal due to the location of the site on the edge of the settlement within the open countryside and within the Easterton Conservation Area. The site is also within the setting of the grade II listed farmhouse and associated curtilage listed outbuildings at Court Close Farm.

In terms of the impact on the historic environment, the duty placed on the Council under section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 is the requirement to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets a requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas.

Core Policy 58 'Ensuring the Conservation of the Historic Environment' of the WCS specifies that "*development should protect, conserve and where possible enhance the historic environment*" and Core Policy 57 'Ensuring High Quality Design and Place Shaping' seeks to secure good design. The policies seek to ensure that proposals enhance local distinctiveness by responding to the value of the natural and historic environment and require all applications for new development to be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of the area.

The impact on the historic environment through the removal of the existing buildings within the Conservation Area needs to be considered in the first instance then the impact of the proposed dwelling. The agricultural buildings to be demolished are large modern agricultural barns which are in a dilapidated condition. The Council's Conservation Officer advised that they were clearly erected for agricultural use and whilst they contribute to the agricultural character of the area they are of no architectural value and their loss would not have an adverse impact on the conservation area. The removal of the 'pole barn' next to the listed building will be a slight visual improvement as it is out of scale with the historic farmstead and its historic agricultural buildings.

In terms of the impact on the character and appearance of the Easterton Conservation Area, the Conservation Officer advised:-

*"The site of the proposed new house is on the rising land to south east of the village and whilst there are some houses along Clay Road and hidden in the trees this dwelling would be in the open field replacing the existing barn. The barn was sited in this location to serve agricultural purposes and is not considered to be the appropriate location for a house. In order to access the house there would be a long access drive from the main road. In order to reduce its visual impact it would require excavation to lower the ground levels. This site does not front the highway and is detached in an isolated location in the middle of the field. This site is therefore*

*out of character with the pattern of development of the village and would cause some harm to the character and appearance of the conservation area.*

*The design of the new house is influenced principally by the footprint of the existing barn and references to barn design especially the large metal roof and the scale of some of the openings. In order to keep the eaves height low rooms are located within the roofspace thus requiring a proliferation of rooflights which could appear very prominent especially at night with the larger windows in the gable. Houses in the village do not have large expanses of roofing nor large scale windows. I am of view that the new house would not reflect the local distinctiveness of the area nor conserve or enhance the character and appearance of the conservation area”.*

The proposed dwelling would be within the setting of the listed farmhouse and curtilage listed structures, however due to the separation distance the impact on the significance of the listed buildings would be neutral. The Conservation Officer however advised that the loss of the barn closest to the house would have a positive visual impact but the change of the character of the land from agricultural to more domestic is negative due to some loss of agricultural character associated with the historic farmstead.

The author of the Heritage Statement by Armour Heritage submitted in support of the application does not agree with the opinion of the Council Conservation Officer and concludes by stating that *“the proposed development will result a negligible impact on the Conservation Area’s character and appearance. This negligible impact is the result in a slight change to a single largely horizon feature when viewed from limited locations within the Conservation Area, predominantly parts of White Street”*. The Conservation Officer highlighted that the Heritage Statement has been produced to justify the application rather than inform the design. The main focus of this report is purely visual and does not adequately address character and the pattern of development of the conservation area.

It is considered that the introduction of a new residential dwelling with its associated new access within the middle of the agricultural field will result in a clear change to the use, character and appearance of the rural site. Furthermore, the proposed new development would not be in keeping with the established pattern of built development within the Conservation Area as explained by the Conservation Officer. As such, it is considered that the proposal will lead to less than substantial harm to the character and appearance of the Conservation Area. Whilst the scheme will deliver some minor social and economic benefits through the provision of a single dwelling, the benefits are not considered to outweigh the harm to the designated heritage asset.

The character and appearance of the wider landscape must be considered in combination with the character and appearance of the Conservation Area. Core Policy 51 ‘Landscape’ of the WCS seeks to ensure that development protects, conserves and where possible enhances landscape character and must not have a harmful impact upon landscape character. The policy requires developments to have regard to the locally distinctive character of settlements and their landscape settings (criteria ii) and the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe (criteria iii).

The farmstead is on the edge of the settlement which helps define and soften the transition from the open countryside to the built up residential area of the settlement. It is considered that the development, due to the change to the use and character of the site, the scale, design and appearance of the new dwelling, and associated access encroaching further into the countryside, would erode the rural agricultural character of the site. A significant amount of earthworks to achieve the required levels for the new access and driveway would be required which would represent a significant visual change when viewed from the High Street. It is considered that the proposal would have an adverse impact on the rural character and

appearance of the site and as a result would harm the landscape setting of the village and the existing sensitive transition from the man-made built environment to the natural landscape at the periphery of the settlement.

In summary, the development would result in the demolition of an agricultural building associated with the rural use and character of the site and replace it with a dwelling which would not relate to the development form and pattern of the village. The dwelling would be served by long access track which would extend further into the open countryside. It is considered that the development would harm the character of the landscape and result in less than substantial harm to the character and appearance of the Conservation Area. The provision of a new dwelling would provide some social and economic benefits, however a single dwelling would not result in a significant contribution to the housing need within the area or make a significant contribution towards the vitality of the rural community. The public benefits of the proposed development are therefore not considered sufficient to outweigh the harm to the designated heritage assets.

In light of the above the proposal is also considered to conflict with Chapters 12, 15 and 16 of the National Planning Policy Framework and Core Policies 51, 57 and 58 of the WCS.

### **7.3 Impact on Existing Trees & Ecology**

Core Policy 50 'Biodiversity & Geodiversity' of the WCS outlines that all development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.

The application is therefore supported by a Bat & Protected Species Survey (12<sup>th</sup> November 2018) by Malford Environmental Consulting. The report advises that the building is not used by bats and the habitat surrounding the building is not scarce, threatened, sensitive or of high conservation status. There is however evidence of previous bird nesting activity within the building therefore mitigation and enhancement measures are set out within the report to ensure the protection of nesting birds. The Council Ecologist has no objection to the proposal.

The Council Arboricultural Officer originally advised that *"the trees within the neighbouring garden have amenity value as they can be seen from the main road and are part of the skyline so therefore could, if necessary, be worthy of future protection. If the current designs are implemented, I foresee overwhelming pressure to remove them at a later date due to their proximity to the rear of the dwelling and the direction of the sun especially in winter months when the sun is lower"*. As a result of these observations, a Tree Report by Tree Parts Ltd was submitted in support of the application and the dwelling repositioned to the west by circa 1.5m, and the driveway repositioned to the east, to remove the pressure to fell the neighbouring trees. The agent states that these changes protect the interests of the neighbouring trees, allowing for future growth and avoidance of overshadowing issues. It was also highlighted that a comprehensive planting plan, allowing for significant biodiversity and visual amenity enhancement for the site has been proposed. This includes 30 linear meters of mixed native hedgerow, 14 native tree specimens and significant additional native shrub planting to the eastern boundary, providing additional privacy/amenity screening for the houses to The Clay, and a substantial wildlife corridor. The Council Arboricultural Officer has no objection to the amended proposal.

### **7.4 Impact on Highway & Pedestrian Safety**

Core Policies 60 'Sustainable Transport' and 61 'Transport and New Development' of the WCS seek to ensure that new developments are located within sustainable locations and are

designed to encourage the use of sustainable transport facilities. Core Policy 61 also seeks to ensure that all new developments are capable of being served by safe access to the highway network.

The Council's Highways Officer originally objected to the proposal due to the configuration of the proposed access and lack of detail in relation to proposed site levels. A revised scheme was subsequently submitted with the driveway access on to the highway realigned to 90 degrees, and an updated Highways technical note submitted by Cole Easdon to confirm the required visibility can be achieved and confirm levels adjacent to the highway.

The Council Highways Officer has no objection to the revised scheme because the junction and the visibility splay shown on the drawing 5403/202 FEB 2019 is considered acceptable. The Officer therefore has no objection to the proposal subject to conditions to ensure the access is laid out to an appropriate standard prior to the occupation of the dwelling.

## **7.5 Impact on Neighbour Amenity**

There have been a number of objections to the proposed development from the residents of neighbouring properties as detailed above. Some of the objections are on the grounds of the impact the proposed dwelling would have on the residential amenity of the occupiers of the dwellings immediately adjoining the eastern boundary of the site. However, it is considered that the revised proposal will not have an unacceptable impact on neighbour amenity. The siting of the proposed dwelling will result in a significant change to the outlook from neighbouring properties, but due to the separation distances between the proposed and existing dwellings; the design of the dwelling with no first floor windows in the rear elevation; and the revised parking layout, it is not considered that a refusal of planning permission on the grounds of harm to neighbour amenity can be justified. The dwelling and driveway have been repositioned to allow the trees close to the site boundary to be retained. Should planning permission be granted conditions can be used to secure full details of hard and soft landscaping to ensure they are appropriate along with restrictions in terms of permitted development rights to guard against any potential future impacts.

## **8. Conclusion**

The application seeks full planning permission for the demolition of the existing agricultural buildings on the site and the construction of a single detached dwelling on agricultural land within the open countryside. The development would not represent 'infill' within the existing built up area of the village and would therefore conflict with the settlement strategy of the Wiltshire Core Strategy.

The development would not respect the established built form of the settlement and would result in a form of development that would conflict with the Council's plan-led approach to housing development. There are no exceptional circumstances to accept the principle of residential development at the site.

The proposed dwelling and associated access would result in the loss of the rural character of the site, which coupled with the overall scale and design of the dwelling, would have an adverse impact on landscape and the character and appearance of the Easterton Conservation Area. The development would result in less than substantial harm to the designated heritage asset and the public benefits of the scheme would not outweigh the harm that would be caused to the heritage asset.

In light of the above, the proposed development is considered to conflict with chapters 4, 5, 12, 15 and 16 of the NPPF and Core Policies 1, 2, 12, 51, 57 and 58 of the WCS. It is therefore recommended that planning permission be refused.

**RECOMMENDATION:** That planning permission be **REFUSED** for the following reasons

1. The proposed development, due to the position of the site within the open countryside on the edge of the village of Easterton, would conflict with the settlement strategy of the Wiltshire Core Strategy. The site is within an agricultural use outside of the built up area of the village and the redevelopment of the site to accommodate a new detached dwelling would not represent 'infill'. The development does not respect the existing character and form of the settlement and would result in an unnatural extension to the built environment. Furthermore, it has not been demonstrated that the development has been designed to meet the housing needs of the settlement.

The proposed development is therefore deemed to be unsustainable and would conflict with the Council's plan-led approach to sustainable development. The Council can demonstrate a deliverable 5 year housing land supply within the East Housing Market Area and there are no exceptional circumstances or material planning considerations which justify the approval of the proposed development.

In light of the above the proposed development is considered to conflict with Chapters 4 'Decision-Making' and 5 'Delivering a Sufficient Supply of Homes' of the National Planning Policy Framework and Core Policy 1 'Settlement Strategy', Core Policy 2 'Delivery Strategy' and Core Policy 12 Spatial Strategy: Devizes Community Area of the adopted Wiltshire Core Strategy.

2. The proposed dwelling, by reason of its location, overall form, design and appearance, along with the proposed access, would have a harmful impact on the character and appearance of the site. The provision of a new purpose built dwelling would result in the loss of the agricultural use and character of the site, which coupled with the proposed design, would harm the existing appearance of the landscape and the character and appearance of the Easterton Conservation Area. The development would result in less than substantial harm to the designated heritage asset and the public benefits of the scheme would not outweigh the harm that would be caused to the heritage asset.

In light of the above the proposed development is considered to conflict with Chapters 12 'Achieving Well-Designed Places', 15 'Conserving & Enhancing the Natural Environment' and ' 16 'Conserving & Enhancing the Historic Environment' of the National Planning Policy Framework (2018), Core Policies 51 'Landscape', 57 'Ensuring High Quality Design' and 58 'Ensuring the Conservation of the Historic Environment' of the adopted Wiltshire Core Strategy (2015), and Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.