

## COMMITTEE REPORT

<b>Application Number</b>	20/11236/OUT
<b>Site Address</b>	Land to the south west of The Street, Latton, Swindon, SN6 6EH
<b>Proposal</b>	Outline application (with all matters reserved) for a village recreation hall, all weather tennis court, parking, access and erection of six houses (Resubmission of 19/08877/OUT)
<b>Applicant</b>	Latton Parish Council/ Latton Parish Community Trust/ Oram Settlement Trust
<b>Town/Parish Council</b>	Latton Parish Council
<b>Electoral Division</b>	Cricklade and Latton
<b>Grid Ref</b>	409070 195512
<b>Type of application</b>	Outline Planning
<b>Case Officer</b>	Adrian Walker

### 1. Background

The application was called-in by the Division Member Councillor Jones because it was recommended for refusal when there was considered to be of community benefit.

The application was heard at Northern Area Planning Committee on the 2 February 2022.

At the conclusion of the debate, it was,

#### **Resolved:**

**To delegate authority to the Head of Development Management to grant outline planning permission subject to:**

- i. The completion of an archaeological field evaluation;
- ii. The submission of a Viability appraisal and costs assessment for the development including village hall replacement and proposed financial contribution;
- iii. The completion of a s.106 agreement within six months of the date of this resolution. In the event that the applicant makes clear that they will not complete, sign and seal the required section 106 agreement within the defined timeframe to then delegate authority to the Area Development Manager to REFUSE planning permission for the reason set out below. This alternate provision to be subject to consideration of any other factors outside the control of the applicant and the Council that may result in unavoidable delay. If such circumstances are assessed by officers to arise then to allow for

completion of the agreement after the 6-month period under delegated authority: -

*The proposal does not provide for the delivery of the necessary and proposed infrastructure (e.g., village hall, tennis court and maintenance and management) required to mitigate the direct impacts of the development and thereby fails to comply with CP3, Regulation 122 of the Community Infrastructure Levy Regulations 2010 and paragraph 57 of the National Planning Policy Framework. to secure provision of the village hall, car park and tennis court in advance of the six houses; and*

iv. **Appropriate conditions prepared by officers.**

Such conditions would include, but not be limited to the following:

- **Approval of the reserved matters (i.e., access, layout, scale, appearance and landscaping);**
- **Detailed design and maintenance of surface and foul water drainage systems**
- **Prevention of works within 5m of the strategic water main;**
- **Details of the tennis court enclosure;**
- **Details of noise attenuation measures;**
- **Any additional archaeological work;**
- **An ecological enhancement scheme; and**
- **A lighting strategy.**

Full minutes of the meeting can be found at appendix A.

Since the previous committee meeting the applicant has submitted the following information;

- Archaeological Evaluation Report May 2022 (Appendix B)
- Viability Assessment June 2022 (Appendix C)

The Council's Archaeologist has reviewed the Archaeological Evaluation Report and raised no objection subject to condition.

Work has also been undertaken to draft a S106 agreement. In September 2024 Officers were informed that the £100,000 contribution to be included in the s106 agreement towards the construction of the village hall was no longer available due to the rise of construction costs.

Latton Parish Community Trust continues to be supportive of the proposals and confident that the Village Hall can be delivered;

*Despite the £100k donation being taken off the table, we are confident in obtaining funding, it just may take us a while longer. We haven't meaningfully applied for funding or grants to date as we were waiting for the Outline Planning to be granted (including the S106). This would then give us some currency to request funding against a more detailed plan.*

*Other measures we may consider raising funds could include, community shares in the facility or a membership subscription model.*

Further information can be found in Latton Parish Community Trust Update November 2024 (Appendix D).

## **RECOMMENDATION**

**To grant outline planning permission subject to the S106 (draft outline Appendix E) and the conditions found in Appendix F; or**

**Refusal of planning permission for the reasons 1-4 set out in the original Officer report (Appendix G).**

1. The site lies outside the defined limits of development as set out in the development plan and the proposal is not development that would be considered an exception to the spatial strategy allowing permission to be granted outside a settlement boundary. The proposal does not constitute infill development as set out in paragraph 4.34 of the Wiltshire Core Strategy (2015). The proposal is therefore contrary to Core Policies 1, 2 and 19 of the Wiltshire Core Strategy (2015) and saved Policy H4 of the North Wiltshire Local Plan 2011, as well as the principles set out in the NPPF which confirm that the planning system should play an active role in guiding development to sustainable locations (paragraphs 7, 8 & 9) and that planning should be genuinely plan-led (paragraph 15).
2. The location of the proposed development would result in the loss of part of an existing pastoral field through urbanisation which currently provides separating green space between loose knit village areas. The proposed development would result in an incongruous form of development in this village edge setting within Latton resulting in harm to the character, appearance and visual amenity of the locality. The proposed development would therefore be contrary to Core Policy 57 (iii & vii) and Core Policy 51 (ii) of the Wiltshire Core Strategy (2015), as well as paragraph 174(b) of the NPPF.
3. Latton, a small village in terms of the Wiltshire Core Strategy, is an unsustainable location for the development proposed. The lack of local facilities, employment sites and the distance to nursery, primary, and secondary schools would lead to an increased reliance on journeys by private motor car. Consequently, the proposal does not meet the aims of the NPPF and the Wiltshire Core Strategy which seek to reduce growth in the number of motorised car journeys. The development would be contrary to Core Policies 1, 2, 19, 60 & 61 of the Wiltshire Core Strategy (2015) and paragraphs 104, 105, 110 and 112 of the NPPF.
4. The proposed development would harm the setting of the designated heritage assets, the village cross, Elm Farm and Street Farmhouse, Grade II listed, as well as the Scheduled settlement west of Latton and village cross. The harm to the setting of the designated heritage assets would arise through the reduced intervisibility, urbanisation of the surroundings and erosion of the historic open space resulting in harm to the setting of the designated heritage assets, albeit less than substantial harm. The benefits of the proposal have been fully considered, in accordance with the requirements of paragraph 202 of the NPPF, but are not considered to clearly and demonstrably outweigh the harm identified. Such benefits could be delivered by other means with less harm to the designated heritage assets. The proposed development would be contrary to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 199, 200 & 202 of the NPPF, Core Policy 57 (i & iv) and Core Policy 58 of the Wiltshire Core Strategy (2015).