

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	09.05.2012		
Application Number	W/11/03226/CAC		
Site Address	Holt Joinery The Midlands Holt Wiltshire BA14 6RG		
Proposal	Demolition of existing building		
Applicant	Holt Joinery		
Town/Parish Council	Holt		
Electoral Division	Holt And Staverton	Unitary Member:	Trevor Carbin
Grid Ref	386102 161940		
Type of application	Conservation Area Consent		
Case Officer	Mr Kenny Green	01225 770344 Ext 01225 770251 kenny.green@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Carbin has requested that this item be determined by Committee due to:

- * Visual impact upon the surrounding area
- * Relationship to adjoining properties
- * Environmental/highway impact
- * Loss of Industrial unit. Relationship to nearby area of opportunity

1. Purpose of Report

To consider the above application and to recommend that conservation area consent be granted.

Neighbourhood Responses - 4 letters of objection received.

Parish Council Response - Objects (but points raised relate to the planning matters concerning the associated planning application).

2. Report Summary

The main issue(s) to consider are:

The impact upon the character and appearance of the conservation area through demolishing the existing single storey concrete block built joinery workshop building.

3. Site Description

The application site is located within Holt's defined Conservation Area and Village Policy Limits. The site amounts to about 0.2 hectares and is occupied by a single storey single-skin un-insulated, concrete block built joinery workshop with a corrugated asbestos roof.

It is located opposite J T Beaven's Tannery site at the Midlands and a Grade II Listed Building, which is identified as an Area of Opportunity in the adopted West Wiltshire District Plan. The site adjoins the village hall car park and a former canteen building (Mio Mosaico) as well as being sited in front of a motor vehicle workshop (with its access located along the north-eastern boundary). The existing building is set back about 12 metres from the public highway.

4. Relevant Planning History

88/01872/FUL - Light Industrial Unit - Permission 24.01.1989

5. Proposal

The proposal seeks Conservation Area Consent for the complete demolition of the 118 square metre single storey joinery building, which was built in the late 1920s. (Consent to undertake such works is sought in association with a detailed planning application (reference w/11/03225/FUL) to facilitate the erection of one dwellinghouse with a footprint of 81 square metres).

6. Planning Policy

West Wiltshire District Plan - 1st Alteration

C17 - Conservation Areas

C22 - Demolition in Conservation Areas

Government Policy

NPPF - The National Planning Policy Framework

7. Consultations

Town/ Parish Council - Object to this application on the following grounds:

Whilst not in the Area of Opportunity, this industrial unit is within the area which is the subject of a major consultative planning process which will lead to a regeneration development master plan in the next few months. It would be desirable to include this property within the master plan. The old canteen site which stands between this site and the Lions Orchard residential development will be considered as part of the master plan.

The proposed 3 storey building will sit directly in front of the Grade 2 listed frontage of the Beaven's Factory site which will form the centre piece of the development of the Area of Opportunity. In the absence of a carefully devised master plan to determine an appropriate new pattern of uses for the wider site it is considered that this proposal fails to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. The Council has a further duty to consider whether proposals will have an adverse effect on the setting of the listed buildings immediately opposite the site. The Midlands is one of the oldest parts of Holt with medieval origins. It has developed both as an industrial area and as part of Holts history as a former Spa. The very special character of this part of the Village will be undermined by the nature and quality of the proposed building. We therefore believe that the proposal is in conflict with policy C18 of the Local Plan.

The proposed dwelling is a few metres from a busy motor workshop. A noise evaluation should be undertaken to examine the potential disturbance to the quiet enjoyment of future residents of the proposed house.

The main door into the proposed dwelling opens directly onto the busy access road to the motor workshop. This would appear to be dangerous as the exit is blind to the road and there is no designated footway.

The proposed parking spaces are close to the dangerous blind bend in the road and are detrimental to the street scene.

Loss of this site to industrial use further impacts on the ratio of housing to workspace in the Village. The Design and Access Statement says that the joinery will move to a new site to the West of the Village. We are not aware of any suitable industrial accommodation to the West of the village. We do not believe that the release of this land from its established employment use is justified.

Conservation Officer - The demolition of the existing building is of no consequence to the Conservation Area. The building is not attractive or historic, but it is an industrial building in this historically industrial area. Therefore, whilst it does not perhaps add much character to the Conservation Area, it is at least functionally in keeping with the surrounding area. Its removal would not actively harm the Conservation Area.

8. Publicity

The application was advertised by site notice/press notice /neighbour notification. Expiry date: 13 January 2012

Four letters of objection were received, but the comments relate to the proposed new development and not to the demolition of the building itself. The comments are therefore set out in the associated report on the planning application.

9. Planning Considerations

The impact upon the character and appearance of the conservation area through demolishing the existing single storey concrete block built joinery workshop building

The sole issue in this application is the impact on the character and appearance of the conservation area resulting from the demolition of the building.

Whilst PPS5 was revoked by the Government on 27 March following the publication of the NPPF, it is important to stress that Section 66 & 72 of the Planning (Listed Building and Conservation Area) Act 1990 remains relevant in terms of highlighting that the Local Planning Authority has a duty to pay special attention to the desirability of preserving and enhancing the setting of a building or buildings of special architectural or historic importance and character or appearance of the Conservation Area. It is also important to stress that the NPPF still identifies the need to conserve heritage assets in a manner appropriate to their significance.

District Plan Policy C22 states that demolition consent will be granted providing the demolition itself and any redevelopment proposals are acceptable and would not adversely affect the character and appearance of the Conservation Area.

The existing building identified for demolition has no historic or architectural merit and its loss would not be detrimental to the special and protected character of the area. It is accepted that the existing building has served its purposes as it no longer complies with the requirements and legislation modern businesses need to satisfy. The single skin concrete block building does not make a positive contribution in visual terms to the Conservation Area and regardless of the decision on the associated planning application, the demolition of this building is unobjectionable as it makes no positive contribution to the character and appearance of the area and there are no good reasons for seeking to retain it.

The points raised by the Parish Council relate more to the planning application; and consequently, the matters are addressed in the report on that application, W/11/03225/FUL.

Conclusion

The joinery workshop building has no architectural or historic merit to justify its retention. Whilst it serves an employment function, its dated and structurally unsound condition and appearance detracts from the character and appearance of the protected Conservation Area; and consequently, the proposed demolition is acceptable. In addition to the above, it is duly noted that there has been no substantive objection raised by either the Parish Council or third parties to the proposed demolition itself.

Recommendation: Consent

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

- 1 The works for which conservation area consent is hereby granted shall be begun within 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 No demolition shall be undertaken on site until such time as a detailed schedule of the demolition works has first been submitted to and approved in writing by the Local planning Authority; such details to include:

- (a) timing of demolition works;
- (b) the parking of vehicles of site operatives and visitors;
- (c) loading and unloading of plant and materials;
- (d) wheel washing facilities;
- (e) measures to control the emission of dust and dirt during demolition;

and such works shall be implemented fully in accordance with such approved details unless otherwise agreed in writing by the Local Planning Authority.

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

POLICY: PPS5 - Planning for the Historic Environment and West Wiltshire District Plan 1st Alteration 2004 - Policies C17 and C22.

- 3 The building shall not be demolished before a contract for the carrying out of the works of redevelopment of the site has been entered into, and planning permission has been granted for the redevelopment for which the contract provides.

REASON: To ensure that the character and appearance of the conservation area is conserved.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policies C17 & C18

- 4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

LOCATION PLAN received on 08.12.2011

SITE LAYOUT PLAN – Drawing No. LPC/2975/2A received on 27.01.2012

GROUND, FIRST AND SECOND FLOOR PLANS & SECTION – Drawing No. LPC/2975/3B received 23.02.2012

ELEVATIONS – Drawing No. LPC/2975/4A received on 27.01.2012

REASON: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

Appendices:	
Background Documents Used in the Preparation of this Report:	