

CASE OFFICER'S REPORT

Application Reference: 18/05829/FUL
Date of Inspection: 26/07/2018
Date site notice posted: 26/07/2018
Date of press notice:

POLICIES

Relevant Planning Policies:

NPPF

Section 7 – Requiring good design

Section 12 - Conserving and enhancing the historic environment

Wiltshire Core Strategy

Core Policy 1 – Settlement Strategy

Core Policy 2 – Delivery Strategy

Core Policy 30 – Warminster Community Area Strategy

Core Policy 57 – Ensuring High Quality Design and Place Shaping

Core Policy 58 - Ensuring the Conservation of the Historic Environment

Saved Policies from the West Wiltshire District Plan : Town Centre Commercial Area Boundaries SP1; Policy SP5 – Secondary Retail Frontages

Warminster Neighbourhood Plan.

ISSUES

- Principle of the proposal
- Heritage Considerations

REPRESENTATIONS

Warminster Town Council

Supports approval of the plans

Conservation Officer

The officer raises no objection noting that the alterations would not impact on the fabric of the Grade II listed building.

No **Neighbour** responses were received

ASSESSMENT:

The application site comprises an existing town centre building with two floors above a shop space. It is of traditional form and materials, fronting directly onto Silver Street and is Grade II Listed. The floors above street level have historic approval for residential use. Changes of use to Restaurant and Retail spaces were granted. The shop space is currently vacant but the most recent use appears to have been retail. The site lies within the secondary retail frontage of the Warminster Town centre commercial area, and within the Conservation Area.

The proposal is for a change of use from A1 to aa Coffee Shop (A3) and includes:

- Laying of a tiled flooring to the front to cope with footfall
- Removable fittings including timber panelling
- Vinyl covering to the floor and new painting to the walls;
- Ceiling repairs and new lighting;
- Stud walling at first floor level;
- New bathroom and food preparation area fittings. No cooking or extraction equipment is shown on the plans

It is also proposed to utilise the outdoor space for seating space.

The site lies within the Secondary retail frontage area of the Warminster Town Centre Commercial Area (Saved Policies TC1 and 5 of the West Wiltshire District Plan, 2004) where changes to non-retail use are permitted, subject to the primary commercial function being retained in the area. The proposal would result in the change of use of the existing shop to be replaced by the coffee shop. The immediate area is characterised by a mix of residential, retail and food outlets and the proposal would bring the floorspace back into functional use and add a business contributing towards the diversity of uses. There are street and public parking facilities in the nearby vicinity. The Town Council is furthermore supportive of the proposal. The Town Council's Neighbourhood states:

6.6.2 Our aims for the environment are:

- To make the best of the town's landscape, including its buildings of architectural and historical significance.
- To capitalise on the town's setting on the edge of Salisbury Plain, and its surrounding Iron Age hill forts.
- To protect the Warminster and Boreham Road Conservation Areas.
- To remove 'eyesores' in the town that adversely impact upon the environment.
- To improve East Street where the environment creates a poor initial impression for visitors.

Where the development would mean the ongoing maintenance of the Grade II listed shop-front it is considered that the proposal is in keeping with that aim.

Council has a statutory duty to protect the historic environment. This is a key consideration when determining this application.

Section 16(2) of the Planning (Listed building and Conservation area) Act 1990 states that the Local Planning Authority has a duty to pay special attention to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when determining an application for listed building consent.

Furthermore, Core Policy 58 of the Wiltshire Core Strategy aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.

As noted above, the Conservation Officer confirms that the works are wholly acceptable in terms of impacts on the Grade II Listed structure. No alterations to historic fabric are proposed. In summary, it is considered that the development would be acceptable in the context of the Conservation area and Gr II Listed building and provides an opportunity to enhance the existing situation to the rear of the property. A separate Listed Building Consent application has been submitted for the proposed works to enable the change of use (18/06424/LBC).

Potential impacts on neighbour amenity are very limited (the building has a history of a similar use being granted) where no extraction flues or ventilation equipment are proposed. No new external openings would be created. No neighbour responses were received following advertising.

RECOMMENDATION:

In view of the above considerations approval is recommended, subject to conditions.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Location Plan Registered on 19 July 2018

Block Plan Registered on 19 July 2018

Existing Floor Plan Registered on 19 July 2018

Proposed Floor Plan Registered on 19 July 2018

Shopfront Elevation Drawing Registered on 19 July 2018

Location Plan Registered on 19 July 2018

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

INFORMATIVE: For the avoidance of doubt it is noted that no fume extraction equipment is shown for the food preparation area. The applicant is advised that any installation of new equipment to the exterior would require planning and listed building consent. It should also be noted that new advertising signage would require consent.