

CASE OFFICER'S REPORT

Application Reference: 19/01975/FUL
Date of Inspection: 7th March 2019
Date site notice posted: 7th March 2019

POLICIES

Wiltshire Core Strategy

CP1 – Settlement Strategy

CP2 – Delivery Strategy

CP15 – Melksham Community Area

CP57 – Ensuring High Quality Design and Place Shaping

CP58 – Ensuring the Conservation of the Historic Environment

CP60 – Sustainable Transport

CP61 – Transport and New Development

Other

National Planning Policy Framework 2019 (NPPF)

Planning Practice Guidance (PPG)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990
(preserving a Listed Building and its Setting)

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
(Conservation areas)

Keevil Design Statement

ISSUES

- principle of development
- design issues
- impact upon the immediate area
- impact on amenity
- highway and access considerations

REPRESENTATIONS

Keevil Parish Council: Object for the following reasons: The adverse effect on the street scene because the sheds are too close to the road and so visible for residents who walk or drive by on a daily basis, the sheds are no in-keeping with the Conservation Area, the sheds are not in-keeping with the Area of Minimum Change

4 letters of objection has been received making the following comments which have been summarised:

- The sheds are not like for like and were not there in 2009 or 2014. There were

some sheds 18 months ago

- Site is in a conservation area and there are several listed buildings close by
- The sheds do not enhance either the appearance of the school or the surrounding area and as such are inappropriate
- It is against the village design statement
- The school should have discussed the need for storage with the village and the Conservation Officer before they erected them as I am sure a more appropriate place could have been found
- The sheds are inappropriate in a conservation area, the roofs and back elevations do not line up and they look unsightly
- The school know they are in a conservation area as they had to reduce the amount of signage they had
- The school could move the sheds to somewhere else in the playground with the money from the scarecrow trail
- Can a hedge be erected?
- Why is the Conservation Officer not a statutory consultee
- When is Historic England consulted on applications
- 5 years seems like a long time to resolve the problem

ASSESSMENT:

PROPOSAL

The application is for the retrospective erection of 3 external storage sheds for a temporary period of 5 years at the Church of England School that is located in the Main Street at Keevil.

PRINCIPLE OF DEVELOPMENT

The site is located within the built up area of the small village of Keevil. As the proposal is for storage sheds at an existing school the principle of these is considered to be in accordance with CP1, CP2 and CP15 of the Wiltshire Core Strategy.

It is acknowledged that the sheds are not a like for like replacement (as indicated in the submission) as a photograph showing a shed in a similar location was submitted to the Council in 2012:



The sheds subject of this application are much larger than the one shown above:



Furthermore, additional photos have been sent to the Local Planning Authority through the consultation period demonstrating that there have been some sheds on the site in the past. However despite this, this application will be decided upon its own merits.

IMPACT UPON LISTED BUILDING AND CONSERVATION AREA

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

There are many Listed Buildings within the immediate vicinity. Directly opposite the site is a Grade I Listed Building of which the front boundary wall is also Grade I

listed. Immediately to the East is a Grade I listed building known as Talboys. To the rear of the site (South) is School Close but beyond is St Leonards Church which is Grade II* which also has Grade II monuments in the churchyard. To the West is a Grade II listed building known as 12 & 13 Main Street and to the North West is a Grade II listed building known as Beach House (15 Main Street). Immediately adjacent to this is 14 Main Street which is also Grade II Listed.

An internal discussion was held with a Conservation Officer to discuss the location of the sheds and the level of harm they raised.

The sheds are existing and are located within the school grounds but can be viewed in context when you look at the wider street scene. Therefore it is considered that the sheds do have some limited harm on the setting of the nearby listed buildings, however it is considered that they raise no harm (but at the upper end of the scale) to the setting of the listed buildings especially when taking into consideration the immediate surroundings which include parked cars, signage, games equipment etc that are all related to the school.

The site is also located in the Keevil Conservation Area. It is considered that the sheds raise less than substantial harm to the Conservation Area due to their location and materials as they are extremely visible within the street scene and are at odds with it. However it is considered that there are public benefits in this particular case which outweigh this less than substantial harm. These public benefits include the need for the school to have storage in order to provide an appropriate level of education. Furthermore, the sheds are only being allowed on a temporary basis in order to allow the school to find suitable alternative storage solutions or locations.

The proposal is therefore considered to comply with CP57, CP58 and the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

IMPACT UPON AMENITY

It is considered that by reason of the location of the sheds alongside their height, the sheds would not have a detrimental impact upon the amenity of local residents. The proposal is considered to comply with the relevant criteria of CP57.

ACCESS AND HIGHWAYS

The proposed storage sheds will not impact upon the existing access and parking arrangements for the school and therefore the proposal is considered to comply with the relevant policies.

OTHER

The Planning Practice Guidance states that a condition limiting use to a temporary period should only be used where *the proposed development complies with the development plan, or where material considerations indicate otherwise that planning permission should be granted, will rarely pass the test of necessity*. It continues to say *“Circumstances where a temporary permission may be appropriate include where a trial run is needed in order to assess the effect of the development on the area or where it is expected that planning circumstances will change in a particular way at the end of that period. A temporary planning permission may also be*

appropriate on vacant land/buildings to enable use for a temporary period prior to any longer term regeneration plans coming forward or more generally to encourage empty property to be brought back into use". (paragraph 014 Ref ID: 21a-014-20140306)

Paragraph 94a of the NPPF confirms *that "give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications"*

The sheds are considered to be unacceptable and have a harmful effect on their immediate surroundings, however as the proposal is for a school that has to provide necessary equipment to give children education on a day to day basis, it has been considered as an exceptional circumstance and in accordance with paragraph 94a of the NPPF, to allow this development for a temporary period of 1 year and not the five years originally requested. This is considered to be acceptable to allow the school to find suitable alternative solutions to the storage issues. An informative will be added to the decision notice siting this opinion.

Some concerns have been raised as part of the public consultation process which are not material when making a recommendation on this application – these include the fact that the school should have spoken to the Conservation Officer and the village before the sheds were erected and as such have not been taken into consideration when making a determination on this application.

CONCLUSION

Approve with conditions