

CASE OFFICER'S REPORT

Application Reference: 20/03153/FUL
Date of Inspection: N/A
Date site notice posted: N/A

No site visit was undertaken due to COVID19, however the case officer has previously visited the site and is therefore aware of the site and its surroundings.

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: Support

2 letters have been received from local neighbours which state the following

(summarised):

- The boundary has been shown incorrectly
- I support the move but fear it will not happen quickly – can the school be required to move them by 1st September 2020
- The land is not owned by the school – how does this affect the planning application and land registry
- The sheds will be located close to trees that are in a conservation area

ASSESSMENT:

PROPOSAL

The application is to remove 1 shed from the site and to relocate 2 external storage sheds which have been erected with a 1 year temporary planning permission to the western side of the existing playground 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.

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.

The three sheds in their existing location were considered under the previous application to be viewed in context when you look at the wider street scene and as such had some limited harm on the setting of the nearby listed buildings. However, they were considered to 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 and the three sheds in their existing location were considered to 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 were at odds with it. It was considered at the time of decision making that there were public benefits that outweighed the less than substantial harm identified. These public benefits included the need for the school to have storage in order to provide an appropriate level of education. As a result, the sheds allowed on a temporary basis (1 year) in order to allow the school to find suitable alternative storage solutions or locations.

This application therefore seeks to address this issue by removing one shed from site and re-locating two of the sheds to the western boundary of the playground.

It is considered that the re-location of two of the existing sheds would remove them from the wider street scene thus reducing any impact and harm upon the setting of the listed buildings and would further reduce the impact and harm to the Conservation Area when compared to the previously approved application.

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.

Concerns have been raised regarding the impact of the proposed development on some adjoining trees that are located in a conservation area. As they are located in a conservation area they are protected and need consent to be pruned or removed which is a separate process and as such is not a matter that can be dealt with under this application.

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

It has been requested that the Local Planning Authority request the relocation and removal by 1st September. This is not required in this current application as the 1 year temporary permission previously given expired on 16th April and as such the sheds in their current location do not have planning permission and as such enforcement action could be taken against the school. This application only grants permission for the new location and has to be undertaken within 3 years from the date of permission.

It has been noted by a neighbour that the land is not owned by the school. This is correct as the applicant has served Certificate B on the application form serving notice

on any other land owner. Land registry is a separate legal process and is not a matter for the Local Planning Authority to be involved in.

CONCLUSION

Approve with conditions