

# Swindon Borough Council

## Planning Committee

**Tuesday, 9 April 2019**

Council Chamber, Civic Offices

At 6.00 p.m.

### **Conservative Councillors**

*Timothy Swinyard  
Toby Elliott  
Alan Bishop  
Malcolm Davies  
Fionuala Foley  
Nick Martin  
Vera Tomlinson*

### **Labour Councillors**

*John Ballman  
Steph Exell  
Jane Milner-Barry  
James Robbins  
Peter Watts*

### **Liberal Democrat Councillors**

*Stan Pajak*

**Committee Officer:** Shaun Banks (Telephone 07980 752047)  
email:sbanks@swindon.gov.uk

Swindon Borough Council can be contacted at the Civic Offices, Euclid Street,  
Swindon, SN1 2JH (Telephone 01793 445500)

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## **AGENDA**

### **1. Apologies for Absence**

### **2. Declarations of Interest**

Members are reminded that at the start of the meeting they should declare any known interests in any matter to be considered, and also during the meeting if it becomes apparent that they have an interest in the matters being discussed.

### **3. Minutes** (Pages 1 - 10)

To receive the minutes of the meeting held on 12<sup>th</sup> February 2019.

### **4. Public Question Time**

See explanatory note below. Please phone the Committee Officer whose name and number appears at the top of this agenda if you need further guidance.

### **5. Determination of Planning and Related Applications** (Pages 11 - 13)

### **6. S/18/1709/CHHO - Demolition and conversion of existing barns and erection of 2no. new buildings to create 5no. dwellings, with associated garages, landscaping, ancillary development and repairs to Grade II Listed wall. (Ward Ridgeway)** (Pages 14 - 47)

7. **S/LBC/18/1710/CHHO Demolition and conversion of existing barns and erection of 2no. new buildings to create 5no. dwellings, with associated garages, landscaping, ancillary development and repairs to Grade II Listed wall. (Ward: Ridgeway) (Pages 48 - 59)**
8. **S/19/0147/SASM - Erection of 1no. dwelling and associated works, Land To The Rear Of The Rocks, The Avenue, Stanton Fitzwarren (Ward Blunsdon and Highworth) (Pages 60 - 72)**
9. **South Marston Village Centre Design Brief (Wards: South Marston and Stratton St. Margaret and South Marston) (Pages 73 - 77)**
10. **Re-launch of the Pre-application Advice Service (Pages 78 - 100)**

**Date of Despatch:** 09 April 2019

**Key:**

**Officers:**

HPRS&H - Head of Planning, Regulatory Services and Heritage

**Public Question Time** - Swindon Borough Council remains committed to increasing its accountability to the public and to promoting active citizenship. 15 minutes will be allowed at the start of all Council meetings for questions to the Chair from the public about the work of the Committee (except for confidential matters, and matters relating to planning and licensing applications). We will give priority to those who submit questions in writing at least two days before the meeting. Questions must be relevant, clear, and concise. You may not use Public Question Time as an opportunity to make speeches or statements.

Questions in writing should be sent to the Committee Officer whose contact details appear on the agenda above or to the Director of Law and Democratic Services, we will publish it, along with the answer, alongside the Minutes. The process associated with asking a public question is set out in the "Public Question Time at Council Meetings Protocol and Guidance" available on the Council's Website.

(<http://ww5.swindon.gov.uk/moderngov/ecCatDisplay.aspx?sch=doc&cat=13338&path=0>) or from the Committee Officer named above.

**Access Arrangements** – *The Venue is wheelchair accessible and an infrared receiver hearing system is provided. If you would wish to attend the meeting but have any special requirement to enable you to do so please contact the Committee Officer above, as soon as possible prior to the date of the meeting.*

If you would like to receive any of the pages contained in this agenda in a larger print size please contact the Committee Officer whose name appears on the first page of this agenda.

**WELCOME TO THE PLANNING COMMITTEE  
OF SWINDON BOROUGH COUNCIL**

**NEW GUIDELINES - PLEASE READ**

**IF YOU HAVE COME TO SPEAK ABOUT AN APPLICATION THAT INTERESTS YOU PLEASE READ THE FOLLOWING GUIDELINES. THEY EXPLAIN HOW THE COMMITTEE DEALS WITH EACH ITEM. THESE GUIDELINES ONLY APPLY TO APPLICATIONS LISTED ON THE MAIN SCHEDULE IN THE AGENDA**

- 1. THE COMMITTEE CHAIR CALLS THE ITEM**
- 2. PLANNING OFFICER PRESENTS THE APPLICATION**
- 3. WARD COUNCILLORS MAY SPEAK**
- 4. APPLICANTS AND/OR AGENT (5 MINUTES MAXIMUM IN TOTAL) WHO HAVE NOTIFIED THEIR INTENTION TO SPEAK ON THE ITEM TO THE COMMITTEE CLERK BY 12 NOON THE DAY BEFORE THE MEETING.**
- 5. PUBLIC SPEAKERS WHO HAVE NOTIFIED THEIR INTENTION TO SPEAK ON THE ITEM TO THE COMMITTEE CLERK BY 12 NOON THE DAY BEFORE THE MEETING.**  
  
**(MAXIMUM 5 MINUTES EACH UP TO 2 SPEAKERS, IF MORE THAN 2 THEN MAXIMUM 10 MINUTES TOTAL SPEAKING TIME FOR ALL SPEAKERS)**
- 6. PARISH COUNCIL REPRESENTATIVES (5 MINUTES MAXIMUM IN TOTAL) WHO HAVE NOTIFIED THEIR INTENTION TO SPEAK ON THE ITEM TO THE COMMITTEE CLERK BY 12 NOON THE DAY BEFORE THE MEETING.**
- 7. COUNCILLORS WHO HAVE DECLARED PERSONAL OR PREJUDICIAL INTERESTS MAY SPEAK**
- 8. MEMBER ONLY DISCUSSION, INCLUDING ANY FURTHER QUESTIONS TO OFFICERS OR ANYONE ELSE WHO HAS SPOKEN**
- 9. A PLANNING OFFICER WILL CLOSE THE ITEM BY COMMENTING ON ISSUES RAISED BY MEMBERS**
- 10. VOTE**
- 11. CHAIR BRIEFLY EXPLAINS DECISION IF NECESSARY**
- 12. NEXT BUSINESS**

**THE 10 MINUTE MAXIMUM PUBLIC SPEAKING PERIOD WILL BE YOUR ONLY OPPORTUNITY TO SPEAK, UNLESS MEMBERS OF THE COMMITTEE WISH TO ASK YOU QUESTIONS UNDER GUIDELINE 7.**

**SPEAKERS WHO MERELY REPEAT POINTS ALREADY MADE BY OTHERS MAY BE ASKED TO STAND DOWN.**

**IF THERE IS MORE THAN ONE PERSON WISHING TO ADDRESS THE COMMITTEE EITHER AS AN OBJECTOR OR SUPPORTER, THEY ARE EXPECTED TO NOMINATE A REPRESENTATIVE FROM THE SPEAKERS LISTED TO REPRESENT THEIR COLLECTIVE VIEWS.**

**THE CHAIR AND THE COMMITTEE HAVE THE DISCRETION TO DEPART FROM THESE GUIDELINES, BUT WILL IN MOST CASES EXPECT ALL PARTIES TO ABIDE BY THEM.**





**PLANNING COMMITTEE**

**TUESDAY, 12 FEBRUARY 2019**

PRESENT: - Councillors Timothy Swinyard (Chair), Toby Elliott (Vice-Chair), John Ballman, Malcolm Davies, Steph Exell, Fionuala Foley, Nick Martin, Stan Pajak, James Robbins, Vera Tomlinson and Peter Watts.

Apologies for absence were received from Councillors Alan Bishop and Jane Milner-Barry.

**59. Declarations of Interest**

The Chair reminded Councillors to declare any known interests in any of the matters to be considered by the Committee.

Councillor Toby Elliott made a personal and prejudicial declaration of interest in respect of application numbered S/18/1072 as s family member owned a property in the close vicinity.

**60. Minutes**

Resolved – That the minutes of the meeting held on 8<sup>th</sup> January 2019, be confirmed and signed.

**61. Public Question Time**

Mr Gary Llewellyn asked a public question seeking clarification in respect of the current review of the Council's Local Plan when it was likely to be published. The Chair indicated that a written response would be provided.

**62. S/15/1701 Erection of 1no. dwelling - Land Off Short Drove, Hinton Parva, Swindon**

The Chair with the agreement of the Committee, and at the request of the applicant's agent, determined that applications S/15/1701 and S/18/1302 should be considered together as they related to the same site and the same applicant. Any consideration of the applications would be considered separately and solely upon their own merits.

In respect of application numbered S/15/1701 (Erection of 1no. dwelling – Land Off Short Drive, Hinton Parva, Swindon), the Committee considered: -

- (a) An application for permission to develop;
- (b) Recommendations of the Head of Planning, Regulatory Services and Heritage;
- (c) The views of interested persons set out in the report circulated with the Committee Agenda;
- (d) The comments at the meeting of the following interested persons:-

<u>Name</u>	<u>Address/Organisation</u>
Mark Cullen	Agent
Martin Wilson	Applicant

Councillors Toby Elliott, Fionuala Foley, Stan Pajak, Vera Tomlinson and Peter Watts spoke in respect of this application.

Submissions in support of the application can be broadly summarised as:

- The application if successful would make a small contribution to the deficit in the Council's 5 year housing plan.
- The application has been pending since 2015 with no objection from the Policy Officer, Highways Officer or Open Design Officer.
- That the dwellings cannot be considered as isolated and the proposal set against Paragraph 79 of the NPPF (formally paragraph 55 in the 2012 NPPF which was no longer relevant) and that the application was consistent with the current framework.
- Paragraph 131 of the NPPF was applicable and gave weight to schemes that raise the standard of design so long as they fit in with the form of the surrounding buildings.
- Paragraph 103 of the NPPF recognises that sustainable transport solutions would vary between rural and urban settings and that this should be taken into account during the decision making process.
- The applicant had collaborated constantly with the Council's Design Officer and the South West Design Panel to reach a design that was supported by the experts. Indeed the Design Panel considered the architectural design approach to be of high quality in a simple form reflecting a smith shop/smithy with cladding was supported by the Panel.
- The Urban Design Officer concluded that in his opinion that residential development on this site was acceptable.
- The applicant and his design team had done everything the Council had requested of them in the previous four years and there had been no objections from consultees within the Council.
- The site was sustainable and only 1.5 miles from the village of Wanborough which offered local facilities and there were bus stops within the vicinity of the site the nearest being 75 metres away and on a school bus route.
- The facilities of Hinton Parva, including a primary school, were within walking distance.
- The grant of the application for a family home would help support local facilities and services remain sustainable.
- The applicant had done all they could in respect of the application to provide a family home in a suitable location.
- The proposed dwelling was for a family home for a local family who also worked locally. Family members also lived in Wanborough and were full participants in village activities.
- The Parish Council had been consulted prior to the applications and during the planning process.
- The site already had a building and a large skip situated there and so was in general use.
- That there was a shortage of high quality family homes within the Borough.
- With regard to existing and surrounding context the Design Officer found that the material choice was appropriate and that it was better to have fewer

materials which expressed the building's design through a simple form as is primarily of an agricultural disposition.

- The dwelling in terms of height is lower than the existing buildings opposite the site.
- The design ethos had been changed from the original application in order to find a solution that was more acceptable to the Council.

Submissions opposing the application can be broadly summarised as:

- That the proposed dwelling did not improve the character, quality and appearance of the surrounding area and the site was not located within the Parish settlement area.
- The design for application was not of sufficient quality to satisfy the exemption under the original NPPF (in force at the time of the original application) nor the current 2018 NPPF as an outstanding or ground breaking design and which provides high levels of sustainability and fits in with surrounding buildings.
- The application was in contrary to policies SD1 and SD2 in the Local Plan.
- The development could not be considered as sustainable.
- The proposed dwelling was located outside of the settlement boundary in open countryside and if approved might set a dangerous precedent for building in open countryside.
- There was no sewerage or foul water drainage on site and no environmental measures had been proposed in this respect nor had they been discussed with neighbours.
- The design of the property, and the materials to be used, were not appropriate when considering the nearby houses and would not enhance the locality.
- The absence of a five year land supply did not require all applications to be granted especially when the design was neither innovative nor sustainable.
- The design was not of sufficient quality to satisfy the exemption under the 2018 NPPF as an outstanding or ground breaking design and which provides high levels of sustainability as long as they fit in with the overall form and layout of their surroundings.
- The dwelling was over-powering for the location and didn't fit with the character of nearby buildings.

Resolved - That application S/15/1701 be granted subject to such conditions as may be determined by the Head of Planning, Heritage and Regulatory Services.

### Reasons

1. That the proposal whilst located outside of the settlement boundary, represented a contemporary design that was of a high quality, in keeping with its surroundings and location on a site where previous buildings existed.
2. That the scheme uses material of high quality and incorporates innovative and that the benefits of granting permission outweigh the harm of permitting the development.
3. The proposal makes a small contribution to meeting the Council's housing land supply.

**63. S/18/1302 Erection of 1no. dwelling - Land Off Short Drove, Hinton Parva, Swindon**

In respect of application numbered S/18/1302 (Erection of 1no. dwelling – Land Off Short Drive, Hinton Parva, Swindon), the Committee considered: -

- (a) An application for permission to develop;
- (b) Recommendations of the Head of Planning, Regulatory Services and Heritage;
- (c) The views of interested persons set out in the report circulated with the Committee Agenda;
- (d) The comments at the meeting of the following interested persons:-

<u>Name</u>	<u>Address/Organisation</u>
Mark Cullen	Agent
Martin Wilson	Applicant
Nigel Crisp	Bishopstone Parish Council

Councillors Toby Elliott, Fionuala Foley, Stan Pajak, Vera Tomlinson and Peter Watts spoke in respect of this application.

Submissions in support of the application can be broadly summarised as:

- The application if successful would make a small contribution to the deficit in the Council's 5 year housing plan.
- The application has been pending since 2015 with no objection from the Policy Officer, Highways Officer or Open Design Officer.
- That the dwellings cannot be considered as isolated and the proposal set against Paragraph 79 of the NPPF (formally paragraph 55 in the 2012 NPPF was no longer relevant and that the application was consistent with the current framework).
- Paragraph 131 of the NPPF was applicable which gives weight to schemes that raise the standard of design so long as they fit in with the form of the surrounding buildings.
- Paragraph 103 of the NPPF recognises that sustainable transport solution will vary between rural and urban settings and that this should be taken into account during the decision making process.
- The applicant had collaborated constantly with the Council's Design Officer and the South West Design Panel to reach a design that was supported by the experts. Indeed the Design Panel considered the architectural design approach to be of high quality in a simple form reflecting a smith shop/smithy with cladding was supported by the Panel.
- The Urban Design Officer concluded that in his opinion that residential development on this site was acceptable.
- The applicant and his design team had done everything the Council had requested of them in the previous four years and there had been no objections from consultees within the Council.
- The site was sustainable and only 1.5 miles from the village of Wanborough which offered local facilities and there were bus stops within the vicinity of the site the nearest being 75 metres away and on a school bus route.

- The facilities of Hinton Parva, including a primary school, were within walking distance of the proposed development.
- The grant of the application for a family home would help support local facilities and services remain sustainable.
- The applicant had done all they could in respect of the application to provide a family home in a suitable location.
- The proposed dwelling was for a family home for a local family who also worked locally. Family members also lived in Wanborough and were full participants in village activities.
- The Parish Council had been consulted prior to the applications and during the planning process.
- The site already had a building and a large skip situated there and so was in general use.
- That there was a shortage of high quality family homes within the Borough.
- The proposed design of the dwelling was innovative nor appropriate for the location.

Submissions opposing the application can be broadly summarised as:

- That the proposed dwelling did not improve the character and appearance of the surrounding area and the site was not located within a settlement area.
- The design for application is not of sufficient quality to satisfy the exemption under the 2018 NPPF as an outstanding or ground breaking design and which provides high levels of sustainability as long as they fit in with surrounding buildings.
- The development could not be considered as sustainable.
- The proposed dwelling was located outside of the settlement boundary in open countryside and if approve might set a dangerous precedent for building in open countryside.
- There was no sewerage or foul water drainage on site and no environmental measures had been proposed in this respect.
- The design of the properties were not appropriate when considering the nearby houses and would not enhance the locality.
- The absence of a five year land supply did not require all applications to be grant especially when the design was neither innovative nor sustainable.
- Contemporary design in the form of a refurbished barn using timber, stone glass and cladding was not of sufficient quality to satisfy the exemption under the 2018 NPPF as an outstanding or ground breaking design and which provides high levels of sustainability as long as they fit in with the overall form and layout of their surroundings.
- The design ethos had been changed from the original application in order to find a solution that was more acceptable to the Council.
- With regard to existing and surrounding context the Design Officer found that the material choice was appropriate and that it was better to have fewer materials which expressed the building's design through a simple form as is primarily of an agricultural disposition.
- The dwelling in terms of height is lower than the existing buildings opposite the site.
- The dwelling was over-powering for the location.

Resolved - That planning application S/18/1302 be refused.

Reasons:

1. In the opinion of the Local Planning Authority the proposed dwelling, located outside a defined settlement boundary does not represent development that is of exceptional quality or is an outstanding or innovative design that improves the character and quality of the area in which it is situated. It therefore comprises unsustainable development that does not fit in with the overall form and layout of its surroundings, is harmful to amenity contrary to policies SD1, SD2 and DE1 of the Swindon Local Plan 2026 (2105) and the NPPF.

1 This refusal shall be in respect of plan nos  
10968-100-01;

Core for sustainable homes pre assessment;  
Design and access statement;  
Ecology Survey  
Flood Risk Assessment  
Foul sewage and utilities assessment  
Landscape and visual appraisal  
Planning statement received 2 August 2018;

(20) 001 rev F  
(20) 002 rev F  
(20) 003 rev C  
(20) 004 rev C  
(20) 005 received 29 November 2018

**64. S/18/1072 Erection of a three storey block of 6 no. flats and associated works - 98 Redcliffe Street, Swindon**

In respect of application numbered S/18/1702 Erection of a three storey block of 6 no. flats and associated works - 98 Redcliffe Street, Swindon) the Committee considered: -

- (a) An application for permission to develop;
- (b) Recommendations of the Head of Planning, Regulatory Services and Heritage;
- (c) The views of interested persons set out in the report circulated with the Committee Agenda;
- (d) The comments at the meeting of the following interested persons:-

<u>Name</u>	<u>Address/Organisation</u>
Mark Campbell	Agent
James Yeowell	Central Swindon South Parish Council
Shaun O'Grady	Local Resident

Councillors Malcolm Davies, Fionuala Foley, Nick Martin, Stan Pajak, Jim Robbins, Vera Tomlinson and Peter Watts spoke in respect of this application.

Submissions in support of the application can be broadly summarised as:

- The site was largely surrounded by residential development.

- The application complied with Local Plan Policy SD2 with regard to sustainable development.
- The development was sustainable and was close to footpaths, Swindon's bus network, local schools and good access to the services and facilities in the town centre.
- The development would provide six flats which would help meet the Council's deficit in its five year housing land supply.
- The materials proposed were red brick which would be sympathetic to the existing street scene.
- The proposed building was at the end of a street with a recently completed development with its own car park opposite.
- Given the mixed character of the street and the design and materials proposed for the new development and the car parking provision proposed it was deemed by officers to be acceptable.
- Subject to conditions there had been no objection from Highways Officers on either parking or access.
- On the request of the Council's Tree Officer trial trenching had been undertaken to ascertain whether the roots of a large tree on the edge of the site would be damaged and it had been determined that this would not be the case, nor would there be damage to the tree itself.
- The development was compliant with respect to the Swindon Local Plan and in respect of parking provision with one space per flat and a space for visitors, and also provided cycle storage.

Submission opposing the application can be broadly summarised as:

- Three on-street car parking spaces would be lost as a result of the development in an area that already had insufficient capacity.
- The development would be an overdevelopment of a fairly small site.
- The development would add additional traffic to an area that already suffered major vehicular congestion.
- The development might affect the light to properties in Padstowe Road and Churchward.
- There might be privacy and light issues affecting residents of Britannia House and Godwin House opposite the proposed development.
- The seven parking spaces for the development were insufficient and would cause problems of additional on-street parking arising from visitors to the proposed flats and delivery drivers.
- The area of the development was used for turning cars in a narrow street.
- Traffic and parking is a major issue in Rodbourne, including Redcliffe Street.
- Refuse Collection and other large vehicles struggled to drive down Redcliffe Street and the loss of on-street parking would not improve this situation.

Resolved - That planning application S/18/1072 be granted subject to the following 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 requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. This approval shall be in respect of Drawing Number 18/14 (Location & Block Plan) at scales 1:1250 and 1:200, Drawing Number 18/14 03 (Ground Floor Plan) at scale 1:100 and Drawing Number 18/14 04 (1<sup>st</sup> & 2<sup>nd</sup> Floor Plans) at scale 1:100 received by the Local Planning Authority 26<sup>th</sup> June 2018, Drawing Number 18/14 02 B, Drawing Number 18/14 07 A ( SW Sectional Elevation) at scale 1:100 and Arboricultural Report received by the Local Planning Authority 21st December 2018 and Drawing Number 18/14 05 A (NW and SW elevations) at scale 1:100 and Drawing Number 18/14 06 A (SE and NE elevations) at scale 1:100 received by the Local Planning Authority 18<sup>th</sup> January 2019.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

3. No construction work shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained together with measures for their protection during development; an appropriately scaled planting plan to include the location, numbers, size, species and positions of all new trees and shrubs, details of existing and proposed walls, fences, other boundary treatment and surface treatment of the open parts of the site, and a programme of implementation. The drawing shall include or be accompanied by a detailed specification setting out an appropriate methodology for implementing the scheme in accordance with the relevant British Standards to include BS 8545:2015, BS 4428:1989 and BS 5837:2012. Any tree or shrub planted in accordance with the scheme which is removed, dies or becomes diseased within a period of five years from first being planted, shall be replaced by one of a similar size and the same species.

Reason: To ensure the appearance of the development is satisfactory.

4. Prior to the commencement of works on site in connection with the development hereby permitted, details of all external facing materials shall have first been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out in accordance with these approved details.

Reason: To ensure that the appearance of the development is satisfactory.

5. Prior to the commencement of works on site in connection with the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. This boundary treatment shall be implemented before the first occupation of the site and shall be retained in the approved form for so long as the development hereby permitted remains on the site.

Reason: In the interests of the amenities of the area.

6. Prior to the commencement of works on site in connection with the development hereby permitted, details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land shall have first been submitted to and approved in writing by the Local Planning Authority. The



development hereby approved shall be constructed in accordance with the approved slab levels.

Reason; To ensure the details and appearance of the development is acceptable

7 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall:

- i. specify the type and number of vehicles;
- ii. specify the point of construction access and access route to the site;
- iii. set out details of the parking of vehicles of site operatives and visitors;
- iv. set out arrangements for the loading and unloading of plant and materials;
- v. set out arrangements for the storage of plant and materials used in constructing the development;
- vi. set out arrangements for wheel washing facilities;
- vii. specify the intended hours of construction operations;

Reason: To reduce the potential impact on the public highway during the site preparation and construction phase(s) of development.

8 The development hereby permitted shall not be occupied until space has been laid out within the site for a minimum of 7 bicycles to be parked in a secure and sheltered location, in accordance with SBCs Parking Standards and such provision shall be maintained thereafter.

Reason: To promote and encourage sustainable transport and travel.

9 The building hereby permitted shall not be occupied until the vehicular parking has been provided in accordance with the submitted plan drawing no.18/14:02 B, and those facilities shall be maintained available for those purposes thereafter.

Reason: To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site.

(Councillor Toby Elliott made a personal and prejudicial declaration of interest in respect of application numbered S/18/1072 as a family member owned a property in the close vicinity and left the room during its discussion and voting thereon.)

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## Determination of Planning and related Applications

**Planning Committee**

**Date: 9<sup>th</sup> April 2019**

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Author: Head of Planning, Regulatory Services and Heritage

Wards: All Wards

Parishes Affected: All Parish Area

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### **1. Purpose and Reasons**

- 1.1 To determine the planning and related applications in the Committee reports that follow this report in the Committee Agenda, as may be amended by an additional information sheet circulated before the meeting

### **2. Recommendations**

The Committee is recommended to:

- 2.1.1 determine the applications set out in the Committee agenda in accordance with the recommendations set out in the reports, including, where relevant, the additional information.

### **3. Alternative Options**

- 3.1 The Committee could choose not to determine the Planning applications

### **4. Implications, Diversity Impact Assessment and Risk Management**

Financial and Procurement Implications

- 4.1 There would be financial implications if, following a refusal to grant planning permission or the grant of conditional permission, costs are awarded against the Council on appeal. However, this would only happen if the Council was adjudged to have acted unreasonably

Legal and Human Rights Implications

- 4.2 There are no staffing implications. No comments have been received from relevant trade unions, unless specified in the attached schedule.
- 4.3 Human Rights considerations have been taken into account in compiling the reports. It is considered that the recommendations of the reports are compatible with Convention rights and that in accordance with the principle of proportionality any interference with the Convention rights of individuals is justified by the overall benefit to the community.

### **5. Appendices**

- 5.1 Appendix 1 - Documents which may be relied on in the preparation of the application reports

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Further information on the subject of this report can be obtained from Shaun Banks, Telephone Number, 07980752047, sbanks@swindon.gov.uk.

# **Determination of Planning and related Applications**

**Planning Committee**

**Date: 9<sup>th</sup> April 2019**

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5.2 Planning and related applications reported to this Committee for the first time.

## **APPENDIX 1**

### **DOCUMENTS WHICH MAY BE RELIED ON IN THE PREPARATION OF THE APPLICATION REPORTS**

1. The approved Development Plan, consisting of
  - Swindon Borough Local Plan 2026, (2015), and the Swindon Borough Local Plan 2026 Policies Map (2015)
  - Wiltshire and Swindon Minerals Core Strategy, (2009)
  - Wiltshire and Swindon Minerals Development Control Policies DPD (2009)
  - Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan, (2013)
  - Wiltshire and Swindon Waste Core Strategy, (2009)
  - Wiltshire and Swindon Waste Development Control Policies DPD, (2009)
  - Wiltshire and Swindon Waste Site Allocations Local Plan, (2013)
  - Swindon Central Area Action Plan, (2009)
  - Wroughton Neighbourhood Plan (2016): for applications in Wroughton Parish
  - Highworth Neighbourhood Plan (2017): for applications in Highworth Parish
  - South Marston Neighbourhood Plan (2017) for applications in South Marston Parish
2. Adopted Supplementary Planning Guidance Notes, Supplementary Planning Documents and Development Control Guidance Notes
3. The National Planning Policy Framework, (2018); and policy statements, guidance and DCLG circulars that support the National Planning Policy Framework
4. Ministerial Statements and other guidance material to the consideration of applications
5. Relevant appeal decisions and case law
6. Relevant planning history, case files and related correspondence including the views of statutory consultees
7. Any emerging relevant Development Plan Documents

# Agenda Item 6

Application Number S/18/1709

Proposal Demolition and conversion of existing barns to create 5no. dwellings, with associated garages, landscaping, ancillary development and repairs to Grade II Listed wall.

Location: Prebendal Farm Icknield Way Bishopstone Swindon SN6 8PT



This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.

In all cases reference should be made to the submitted plans.

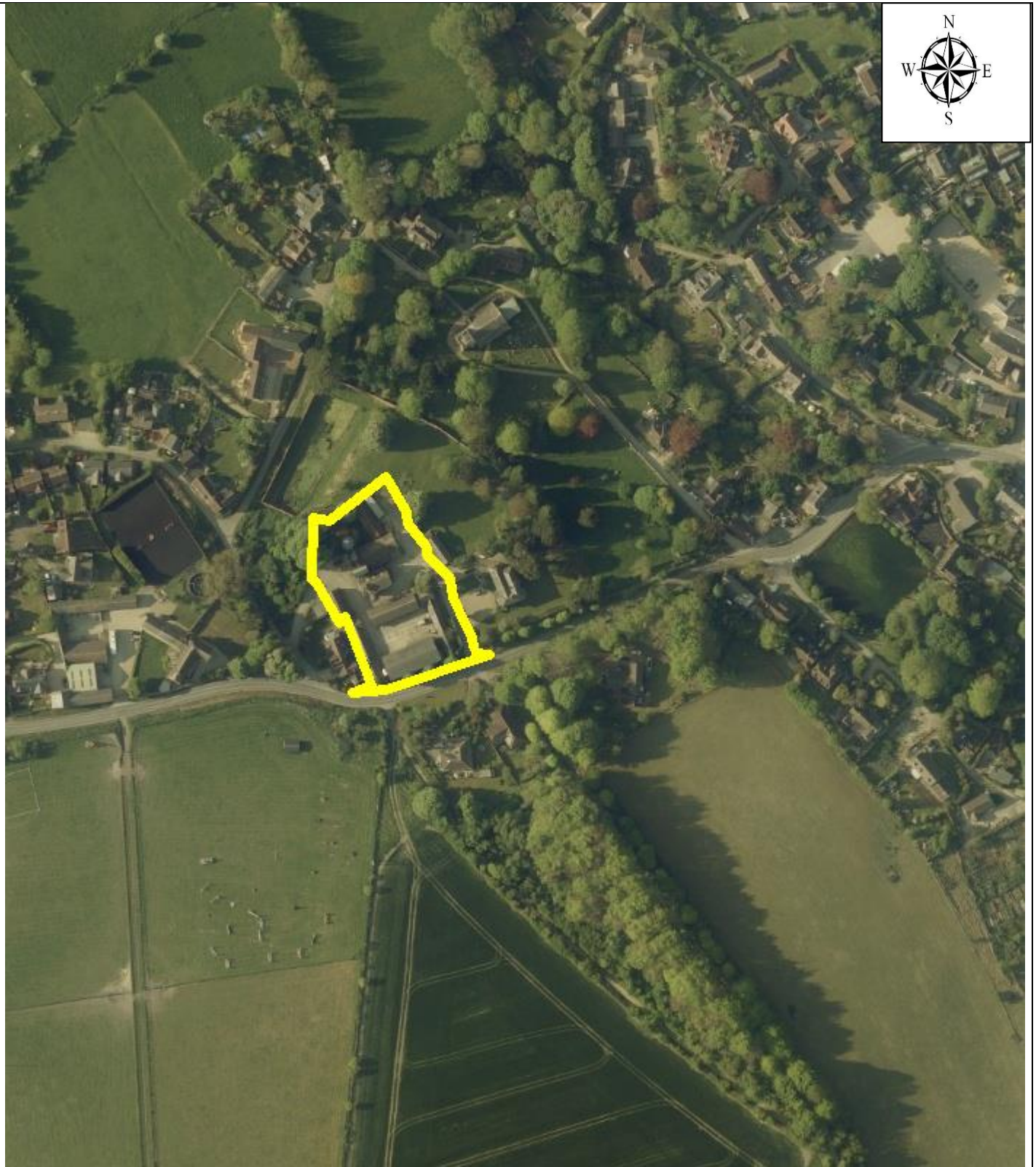
© Crown copyright and database rights 2018 Ordnance Survey 100024296.



Application Number S/18/1709

Proposal Demolition and conversion of existing barns to create 5no. dwellings, with associated garages, landscaping, ancillary development and repairs to Grade II Listed wall.

Location: Prebendal Farm Icknield Way Bishopstone Swindon SN6 8PT

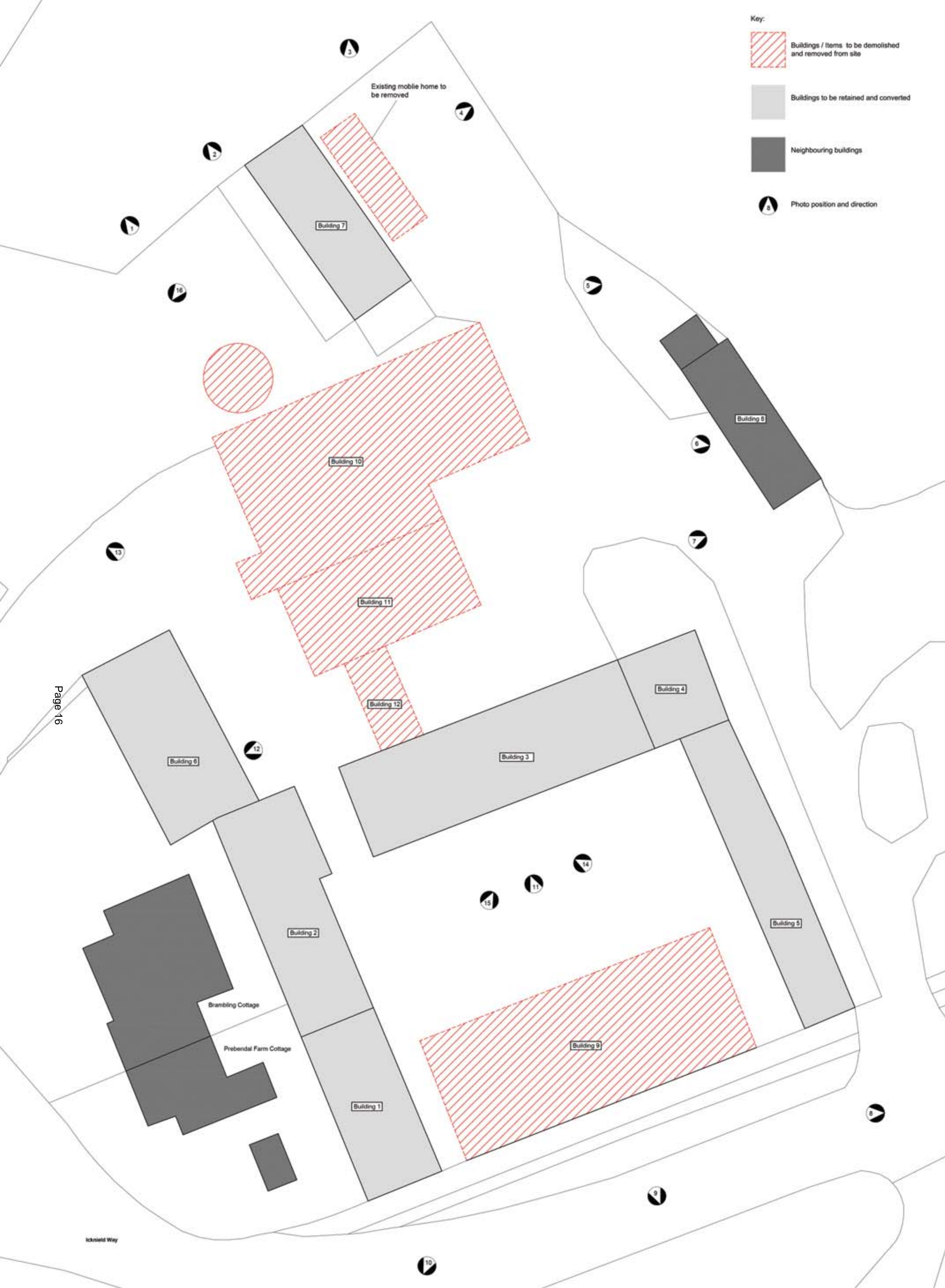


This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.

In all cases reference should be made to the submitted plans.

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Note:  
Existing buildings are numbered and referenced in accordance with ITL consultants condition survey.

Demolition Site Plan 1:200

Contractors must check all dimensions on site. Existing formations subject to further investigation. Changes must be reported to Architects to avoid inaccuracies before proceeding. If in doubt - Ask.

Scale 1:200



Rev	Date	Description

Rev	Date	Description

Status	Planning
Scale	1:200 @A1
Date	July 2018
Drawn	AL

Project	Residential development at Prebendal Farm, Bishopstone
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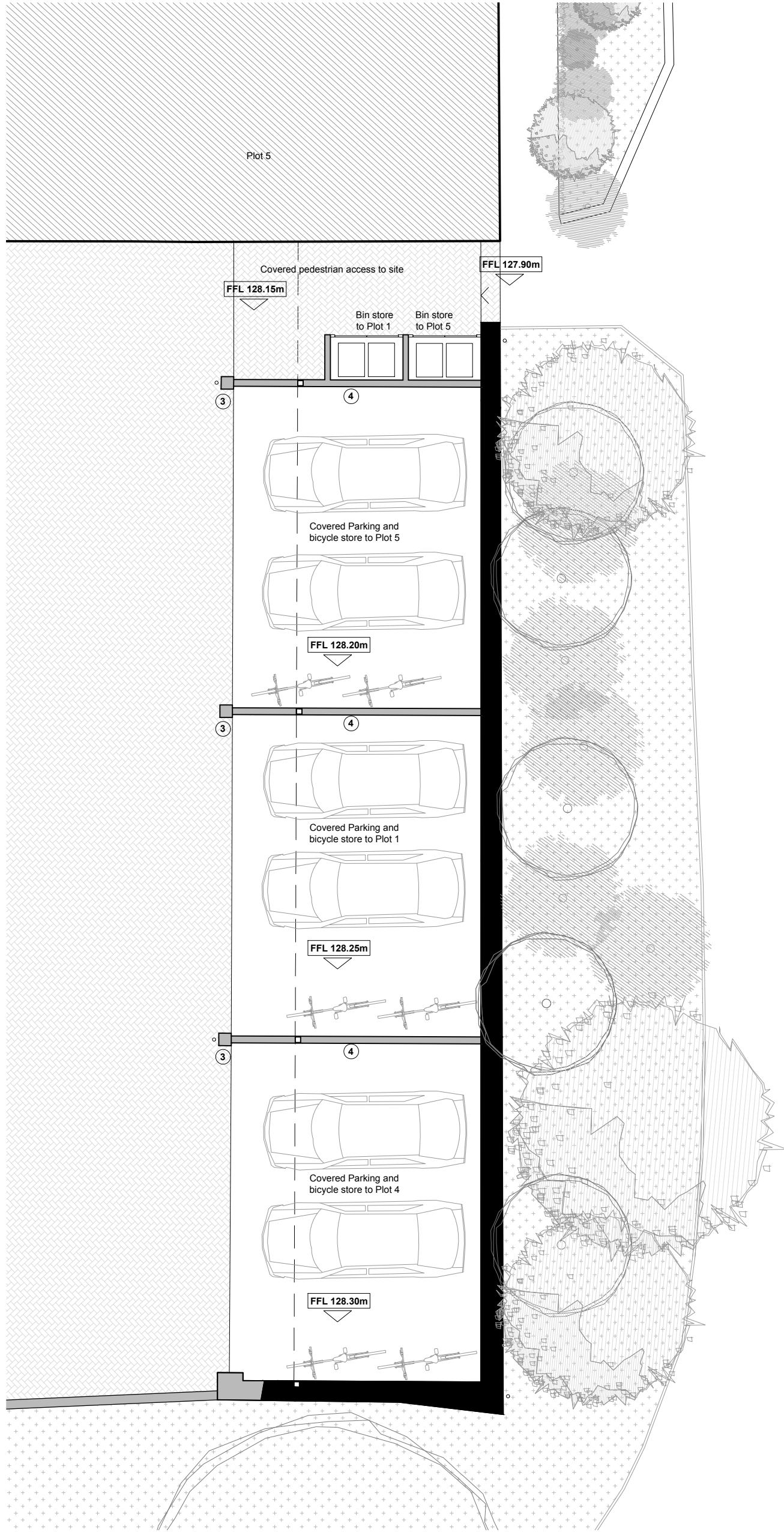
Drawing	Demolition Plan
Drwg no	17020-09
Rev	

Simple House  
with a view  
to the  
future  
2018  
www.simplehouse.co.uk  
01552 577 595

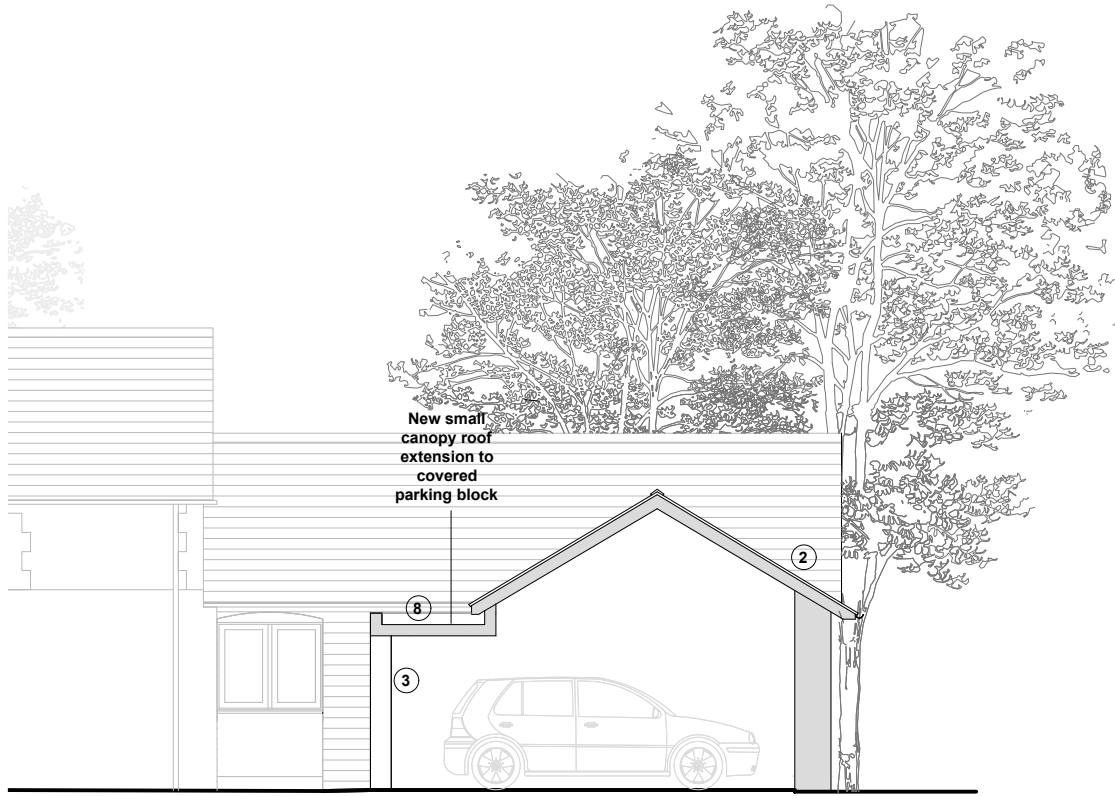
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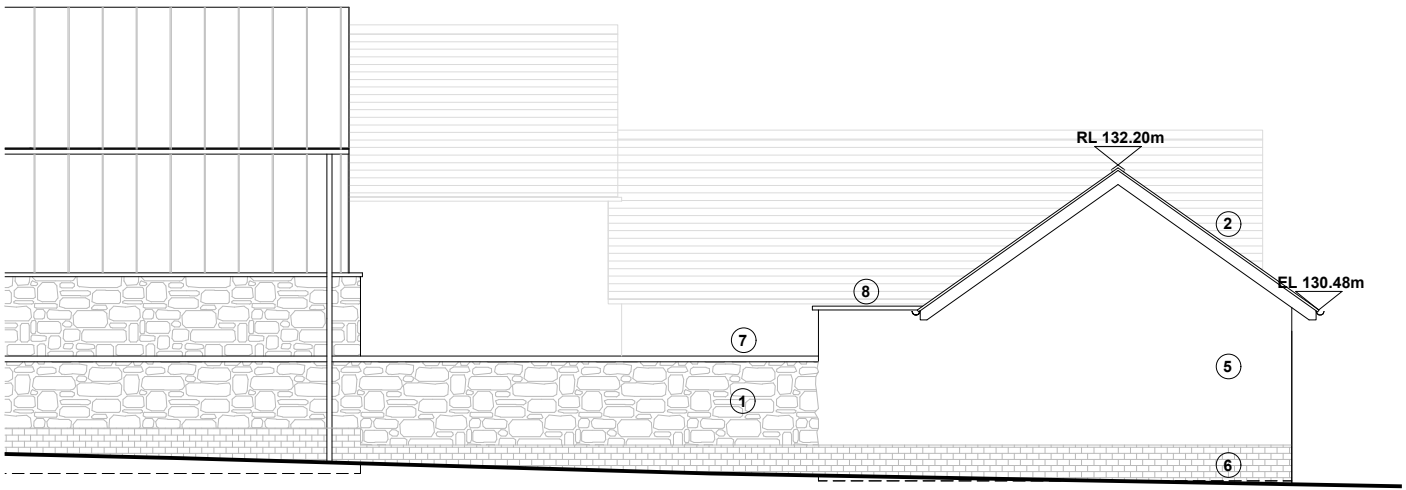




Ground floor plan as proposed 1:100

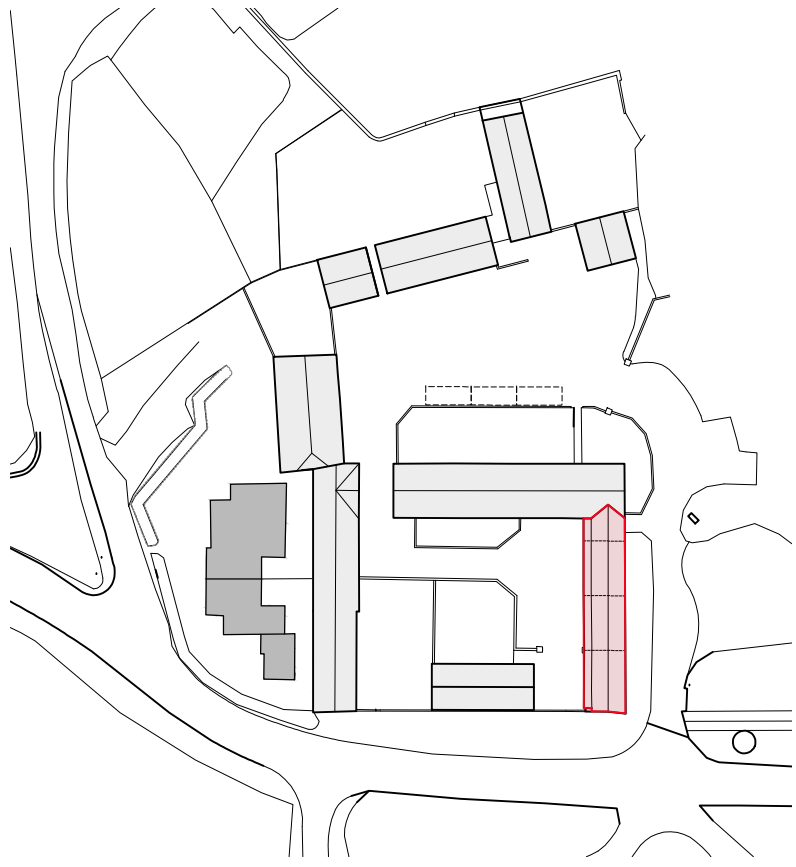


Section through garage block as proposed 1:100

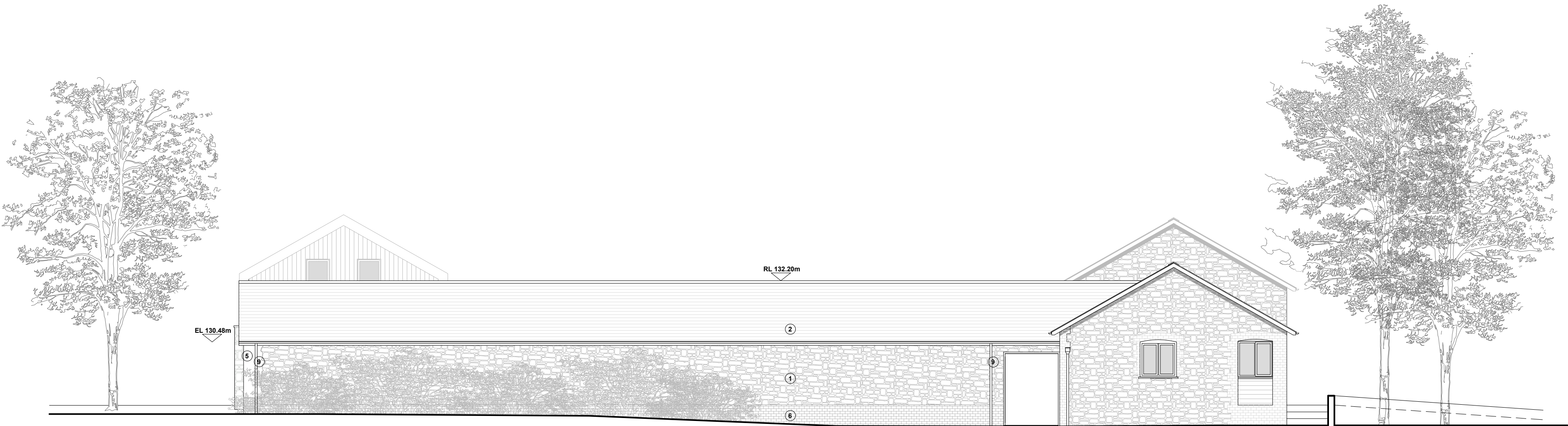


South elevation as proposed 1:100

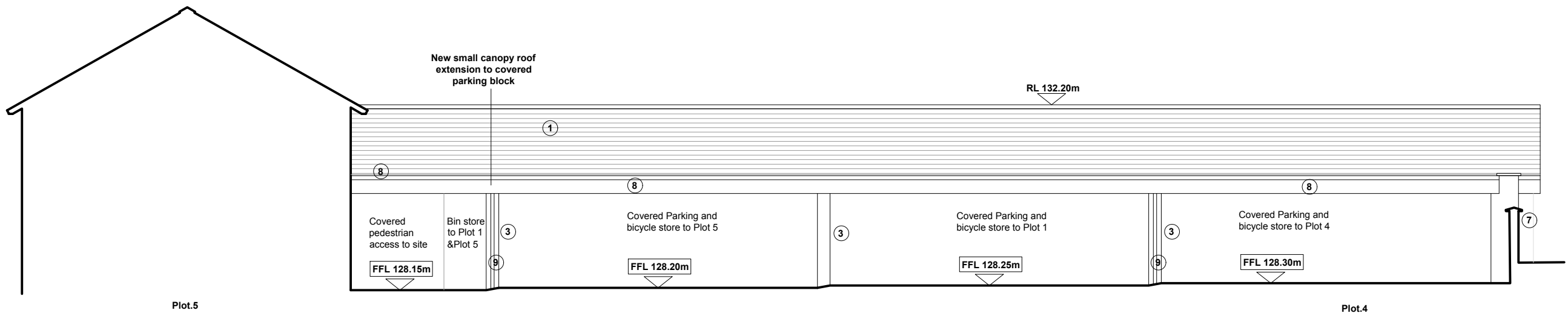
Garage  
block



Site Key Plan as proposed (NTS)



East elevation as proposed 1:100



West elevation as proposed 1:100

Key :

- As proposed walls
- As existing walls

Materials Schedule:

- Rubble chertstone wall to match existing
- New natural slate roof covering with clay ridge tile
- Treated timber post
- Treated timber partition to covered parking
- Lime render finish
- Brick plinth to match existing
- Concrete coping to boundary wall to match existing
- PC Aluminium flashing to canopy roof extension
- Cast aluminium gutters and downpipes (black)

Contractor must check all dimensions on site. Existing formations subject to further investigation. Discrepancies must be reported to Architects to avoid instructions before proceeding. IF IN DOUBT - ASK



Rev.	Date:	Description:
edit	edit	edit

Rev.	Date:	Description:

Status	Planning
Scale	1:100 @A1
Date	July 2018
Drawn	AL

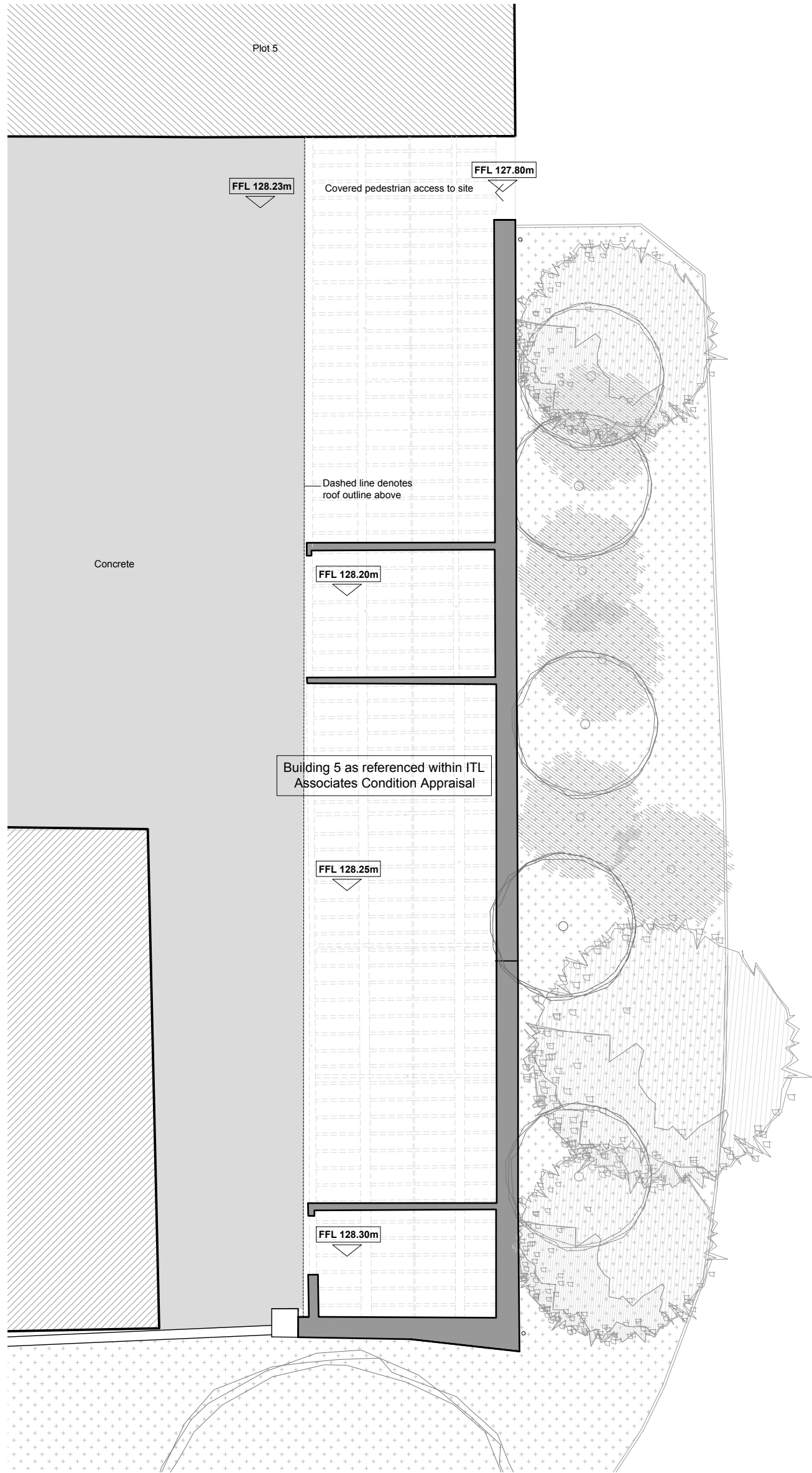
Project	Residential development at Prebendal Farm, Bishopstone
---------	--

Drawing	Garage Block- Proposed Plan, Section & Elevations
Drwg no	17020-16
Rev	

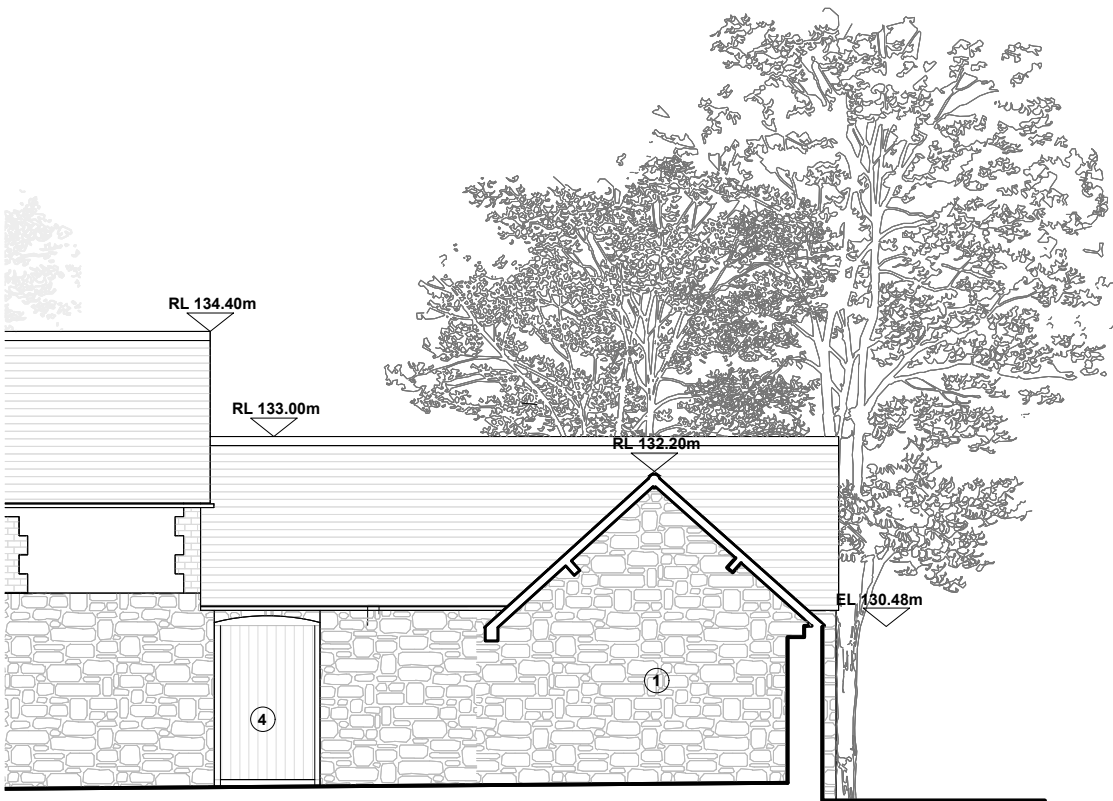
arncliffe house  
odhams wharf  
topsham  
exeter  
EX3 0PB  
01392 877 888  
www.tfqarchitects.co.uk  
design@tfqarchitects.co.uk

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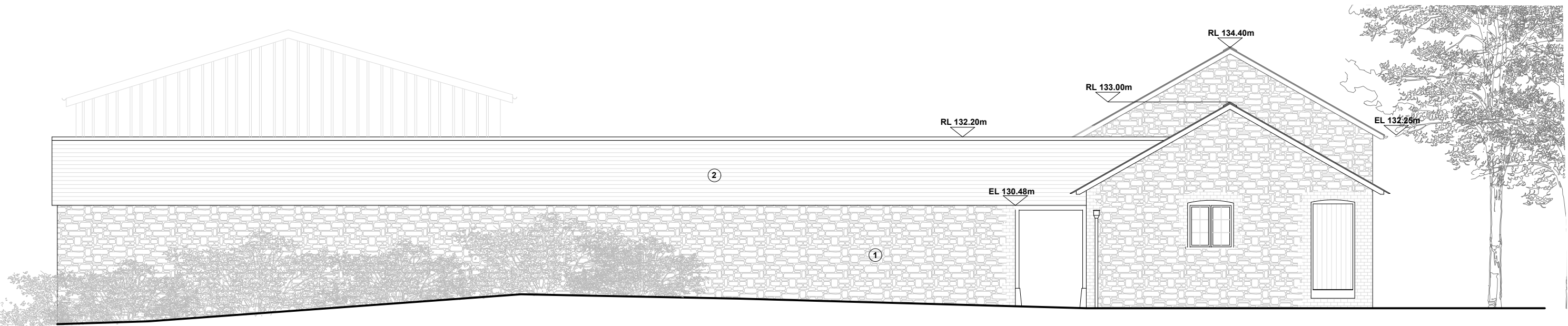




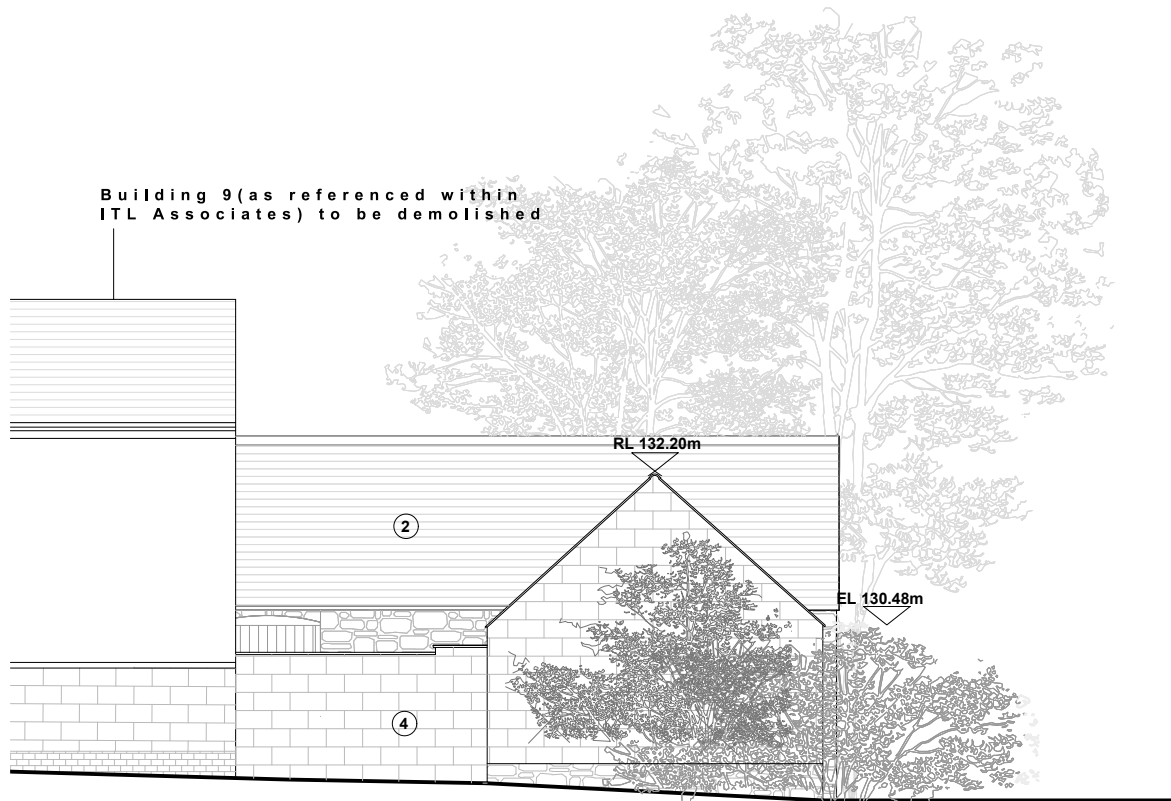
Ground floor plan as existing 1:100



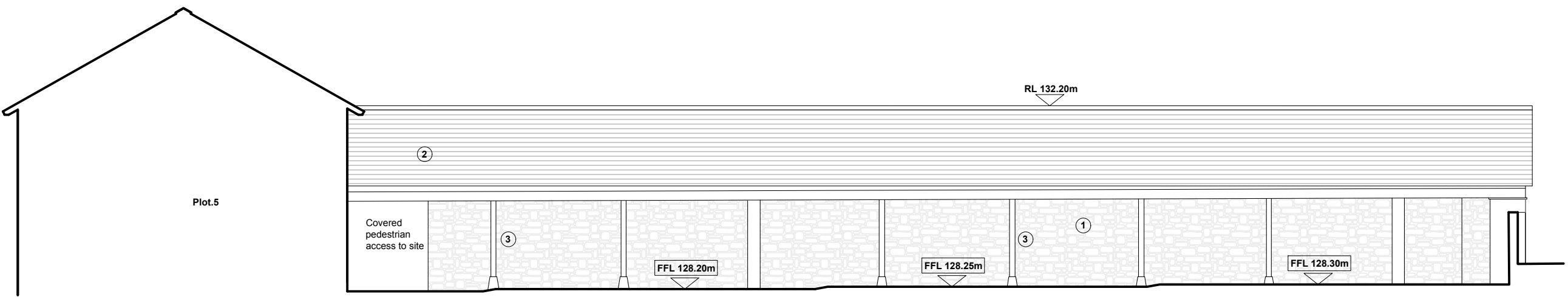
Section through garage block as existing 1:100



East elevation as existing 1:100

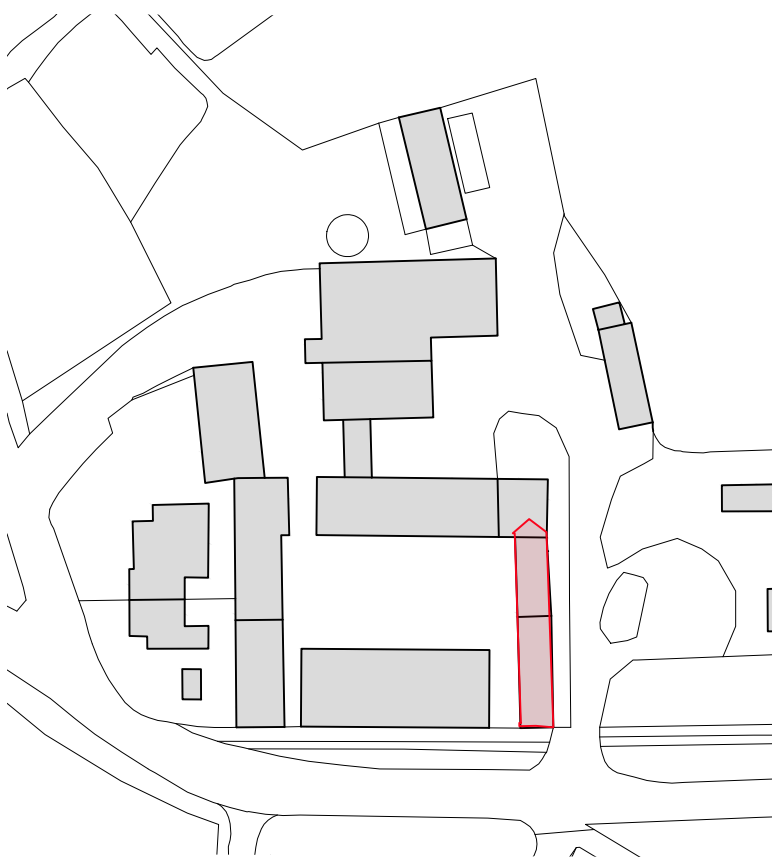


South elevation as existing 1:100



West elevation as existing 1:100

Garage  
block

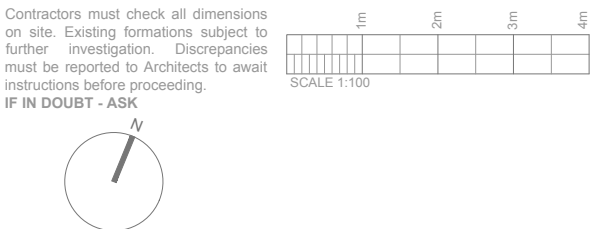


Site Key Plan as existing (NTS)



- Key:
- 1. Rubble chalk stone
  - 2. Natural slate (roof)
  - 3. Timber posts
  - 4. Blockwork

This drawing relates to Building 5 as referenced within ITL Associates Condition Appraisal



Rev:	Date:	Description:
edit	edit	edit

Rev:	Date:	Description:

Status	Planning
Scale	1:100 @A1
Date	June 2018
Drawn	AL

Project	Residential development at Prebendal Farm, Bishopstone
---------	--

Drawing	Garage Block- As Existing Plan, Section & Elevations
Drwg no	17020-08
Rev	

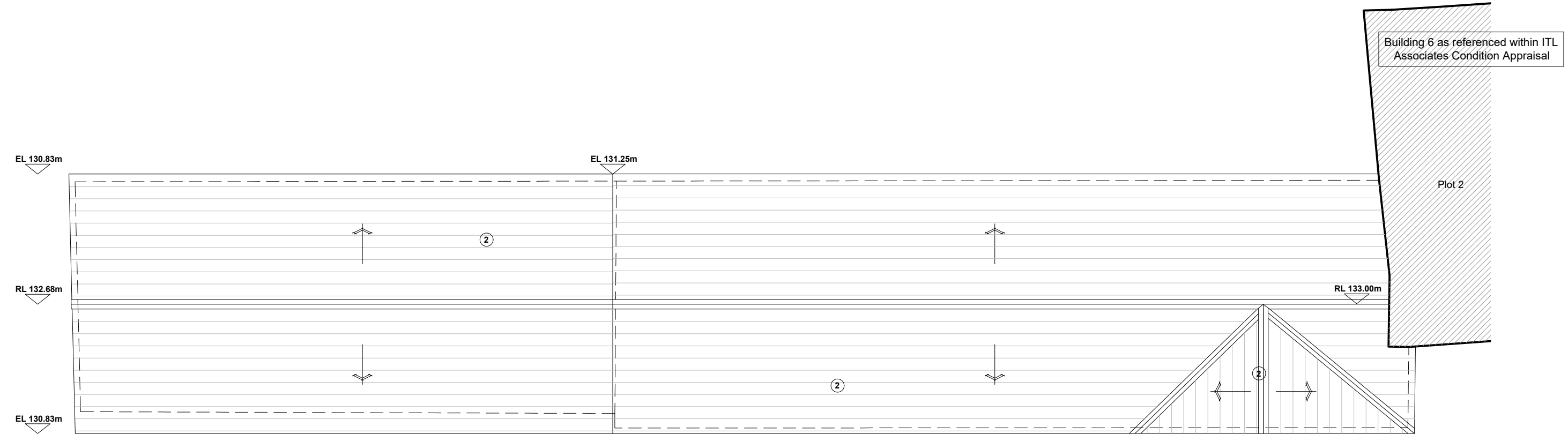
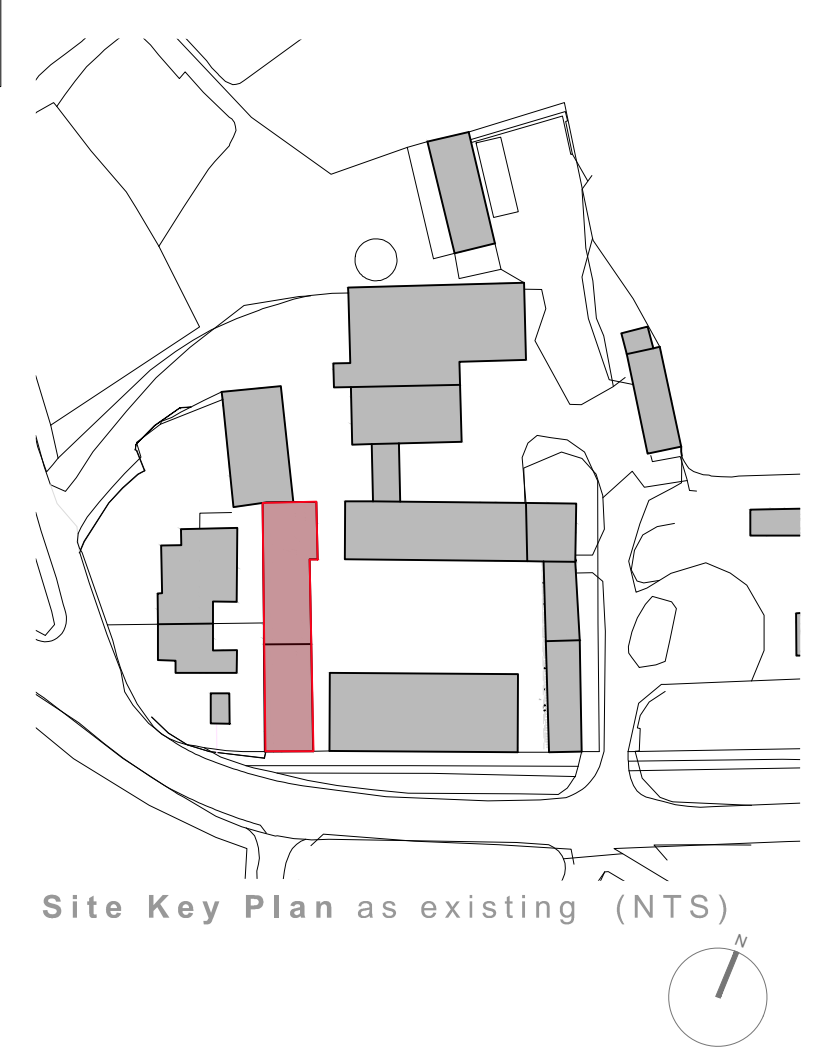
armada house  
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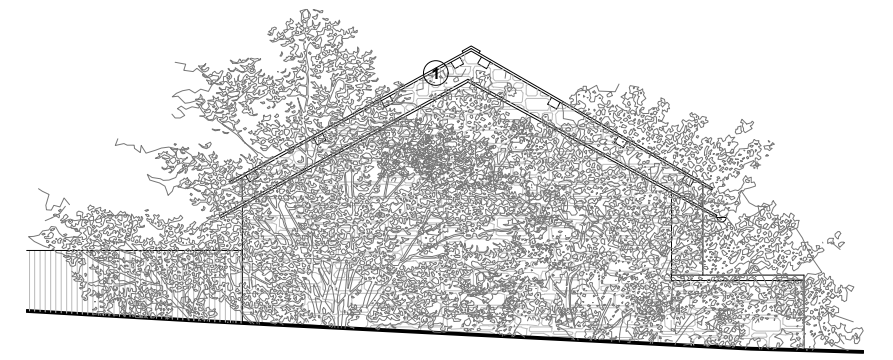
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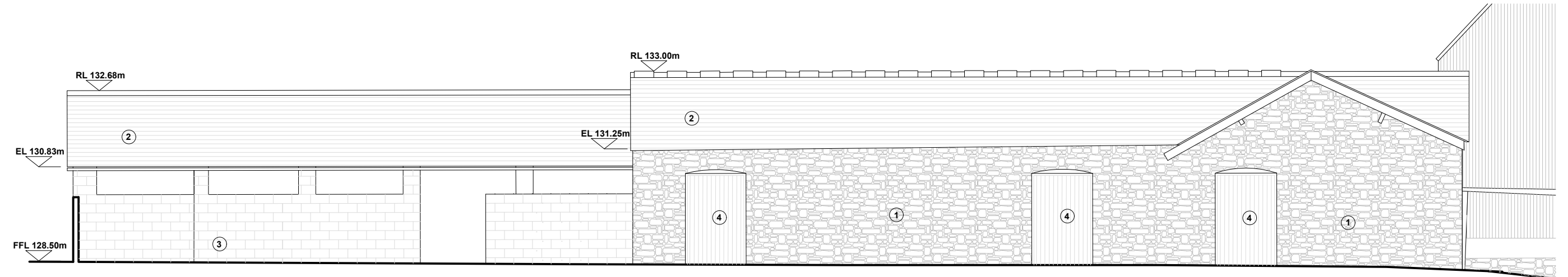
Plot 1



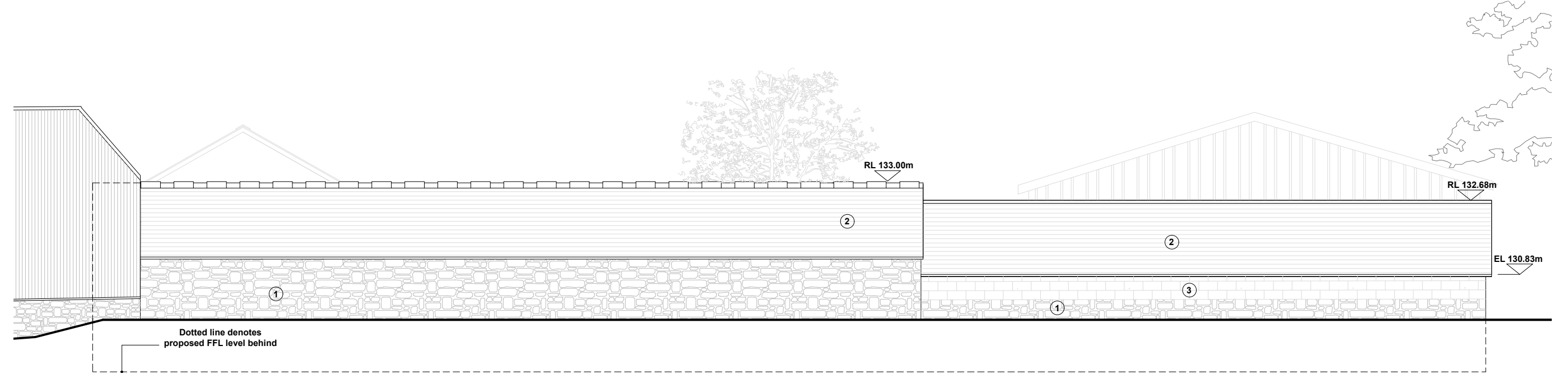
Roof plan as existing 1:100



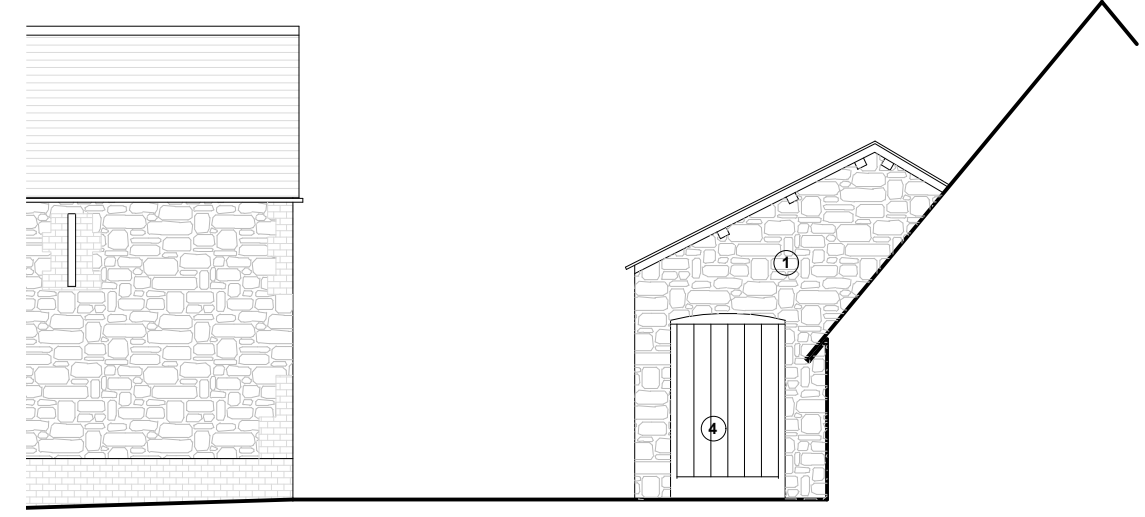
South elevation as existing 1:100



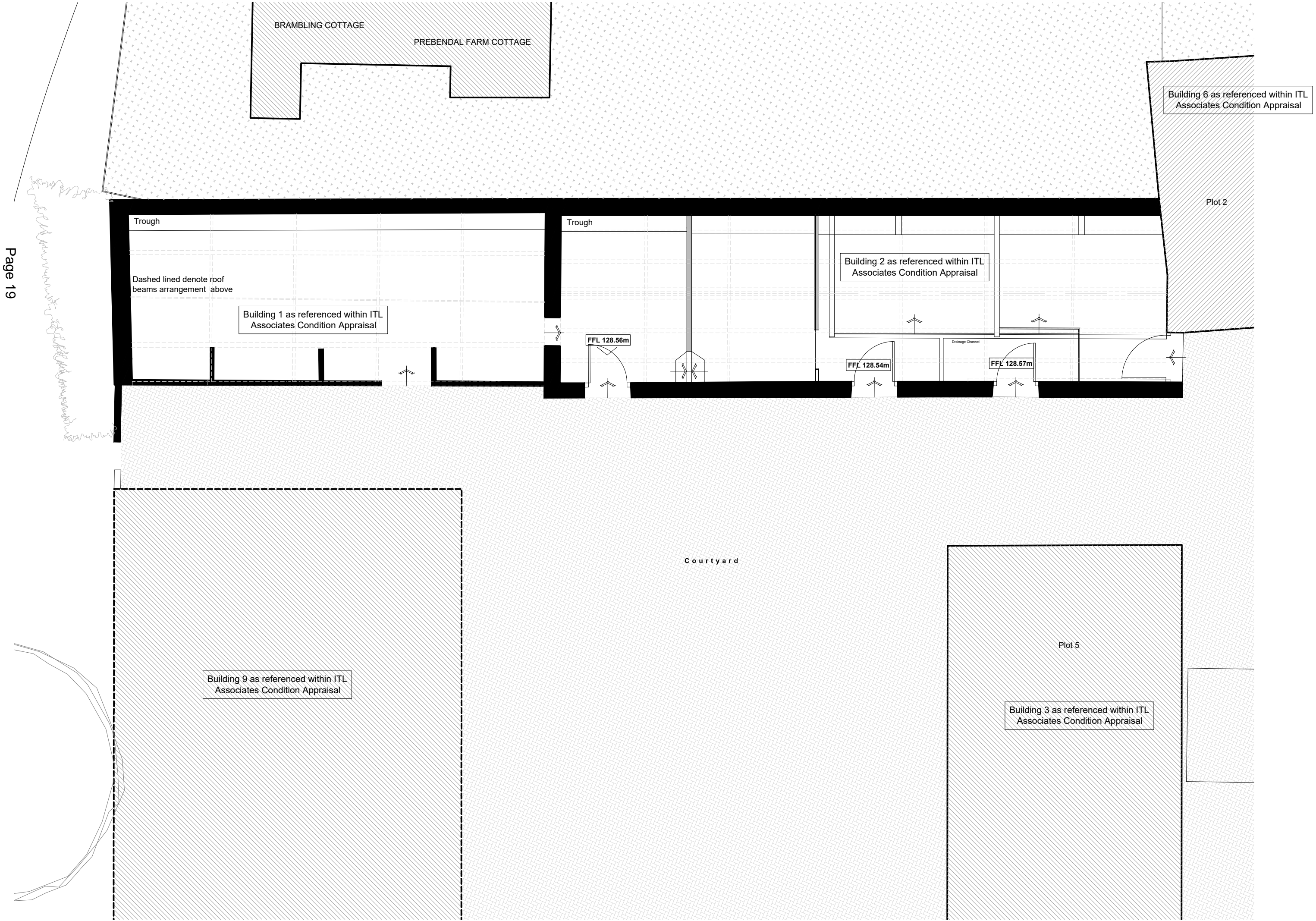
East elevation as existing 1:100



West elevation as existing 1:100



North elevation as existing 1:100



Ground floor plan as existing 1:100

Key:

- 1. Rubble chalk stone
- 2. Natural slate (roof)
- 3. Concrete blockwork
- 4. Timber windows/doors

This drawing relates to Buildings 1 and 2 as referenced within ITL Associates Condition Appraisal

Contractors must check all dimensions on site. Existing formations subject to further investigation. Discrepancies must be reported to Architects to await instructions before proceeding. IF IN DOUBT - ASK

SCALE 1:100

0 1 2 3 4 5 6 7 8 9 10

Rev:	Date:	Description:

Rev:	Date:	Description:

Status	Planning
Scale	1:100 @A1
Date	June 2018
Drawn	AL

Project	Residential Development at Prebendal Farm, Bishopstone
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Drawing	Plot 1- As Existing Plans & Elevations
Drwg no	Rev
17020-04	

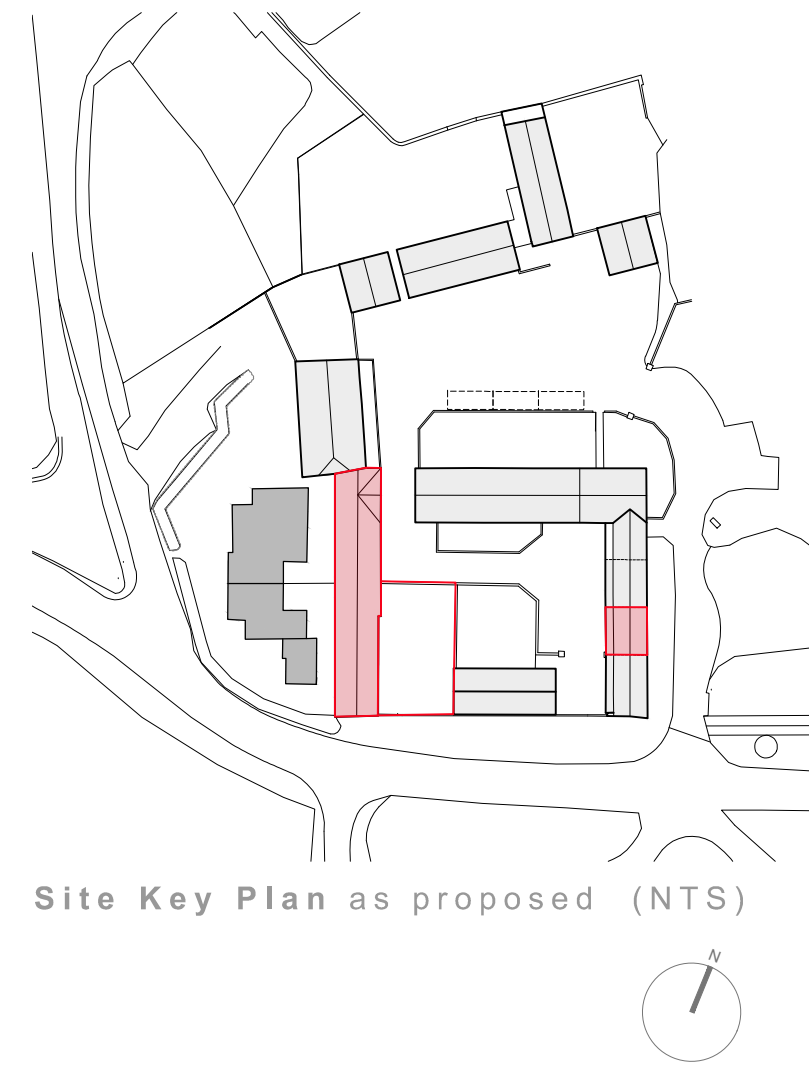
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odhams wharf  
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EX3 OPB

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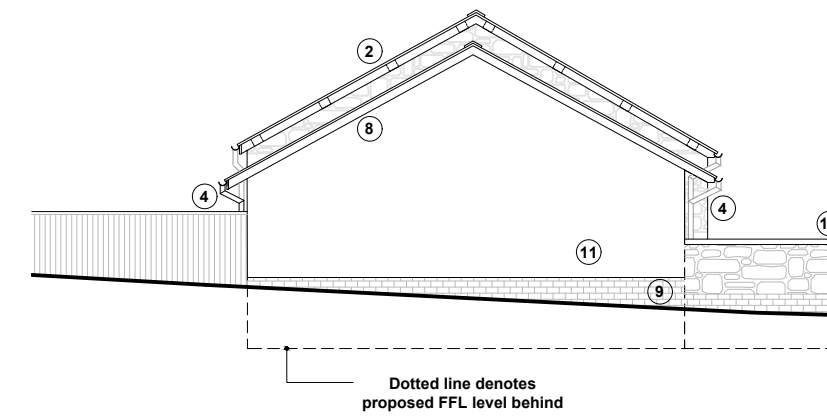
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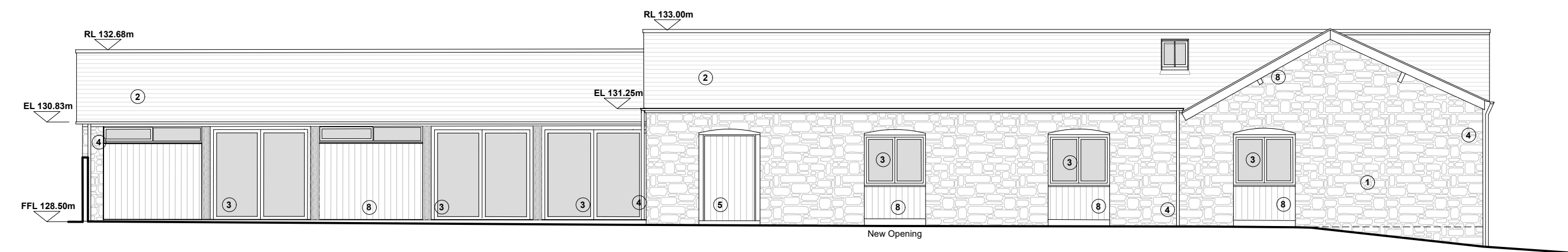




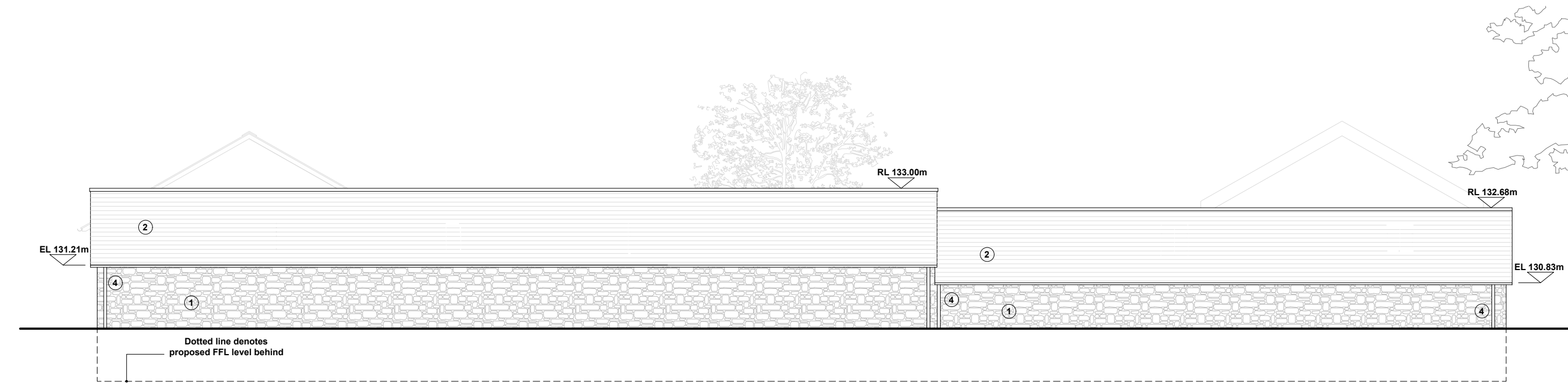
Site Key Plan as proposed (NTS)



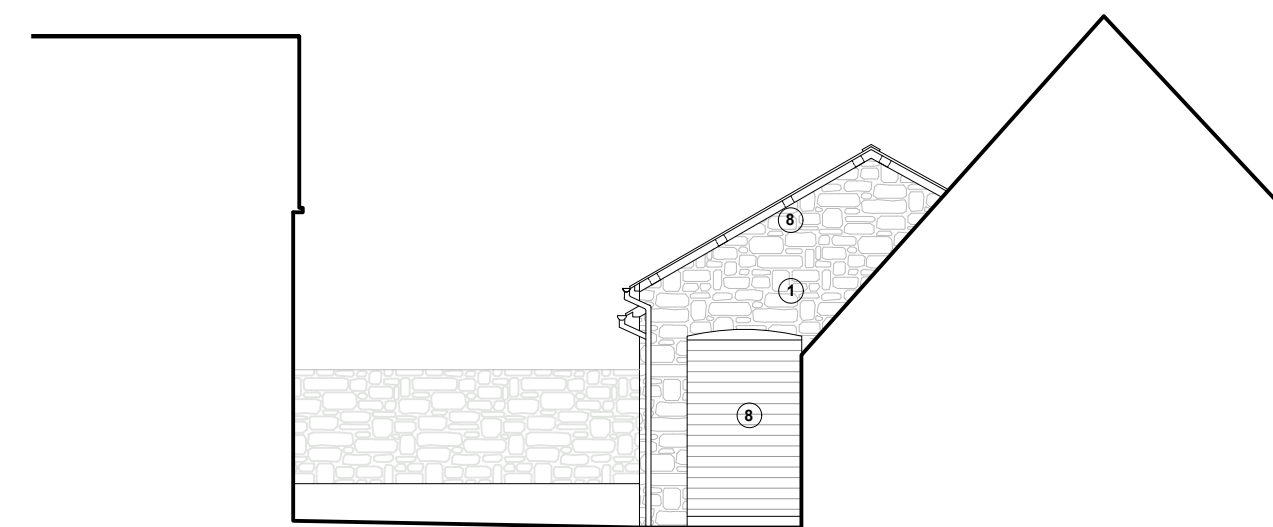
South elevation as proposed 1:100



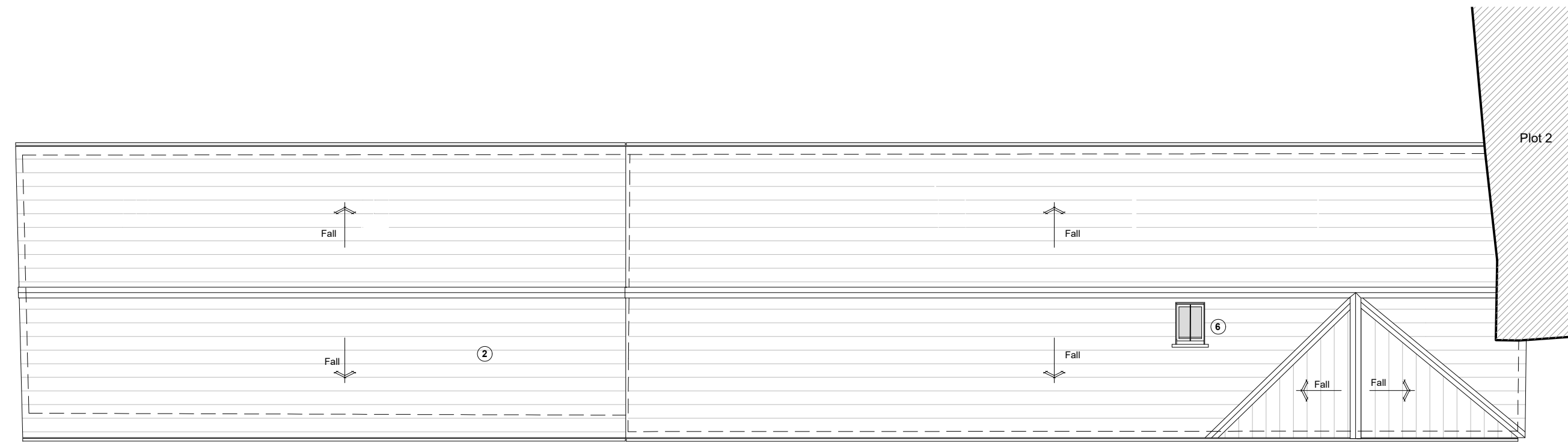
East elevation as proposed 1:100



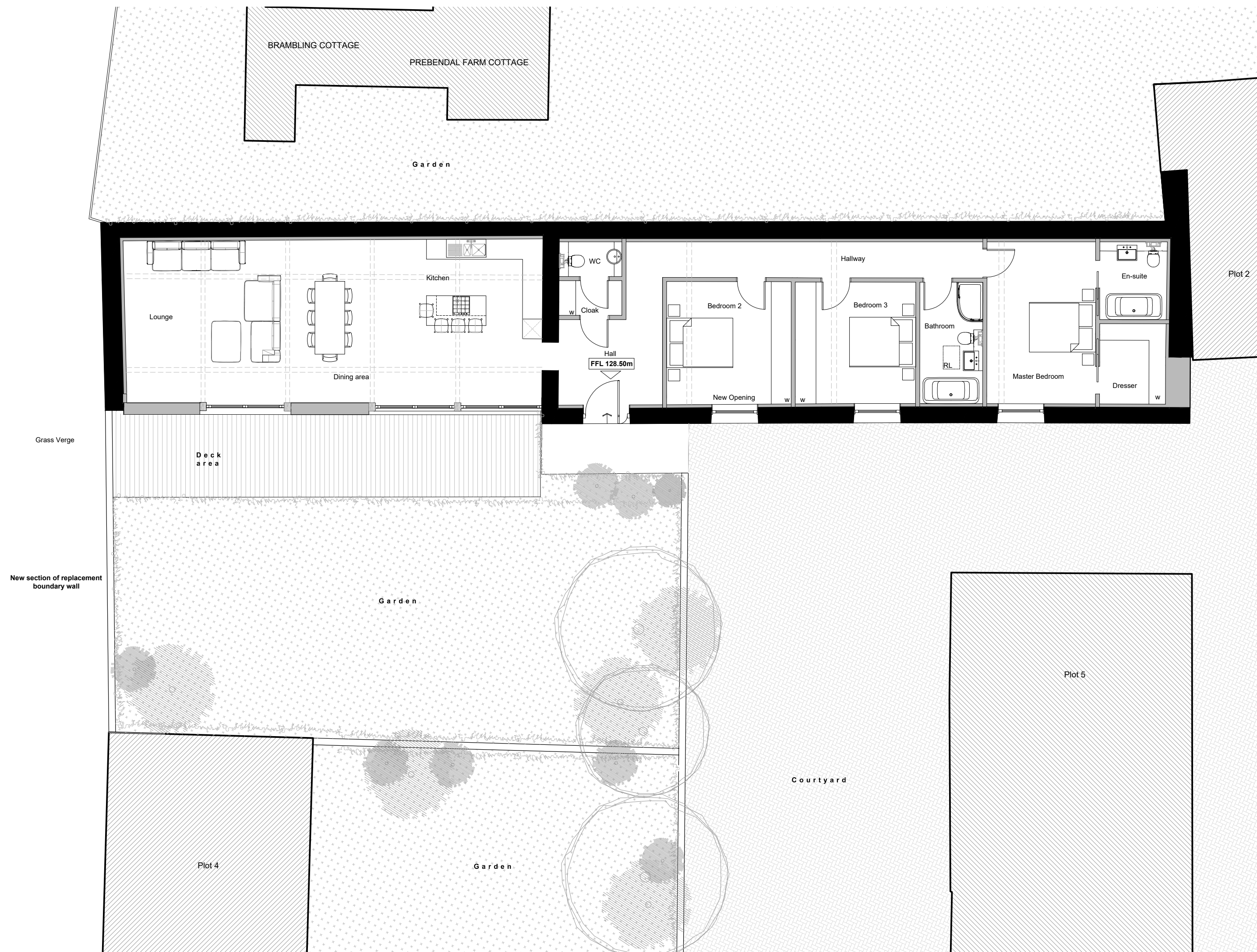
West elevation as proposed 1:100



North elevation as proposed 1:100



Roof plan as proposed 1:100



Ground floor plan as proposed 1:100

Bin and bike storage located within Plot 1 garage block - Refer to drawing 17020 - 07

Key :

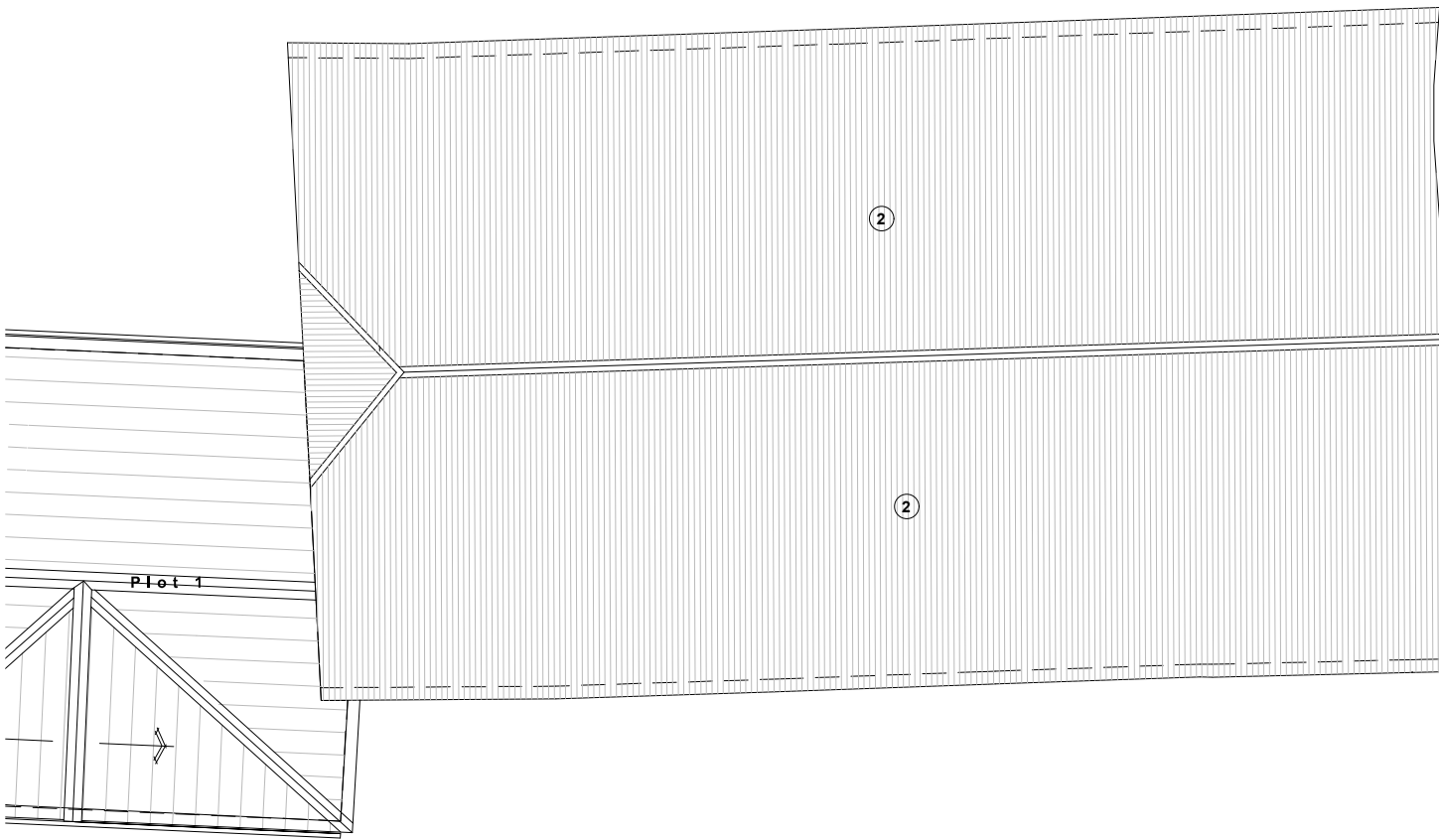
- As proposed walls
- As existing walls

Materials Schedule:

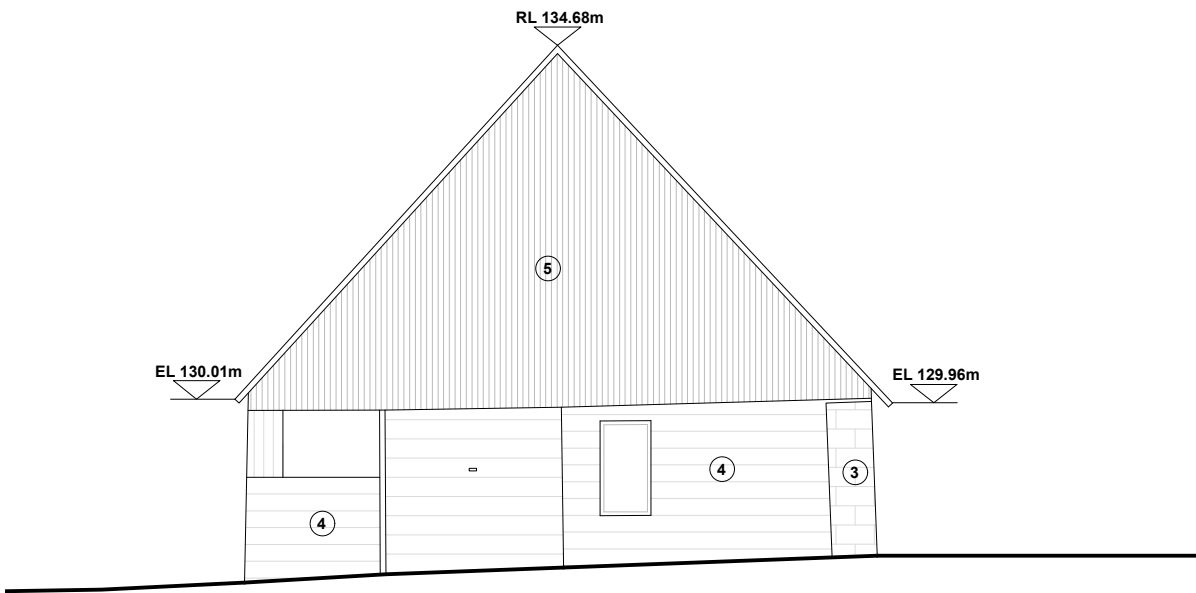
- Rubble chalk stone wall to match existing
- Natural slate with clay ridge tile
- Painted timber slim line double glazed doors and windows
- Cast aluminium gutters and downpipes (black)
- Solid Oak door
- New Velux conservation rooflights (obscure glazing)
- Oak Bargeboard
- Oak Timber cladding
- Brick glims
- Concrete coping to boundary wall to match existing
- Lime render finish

Plot 1 Gross Internal Floor Area - 151.83 sqm  
Double Garage Covered Parking - 38.80 sqm

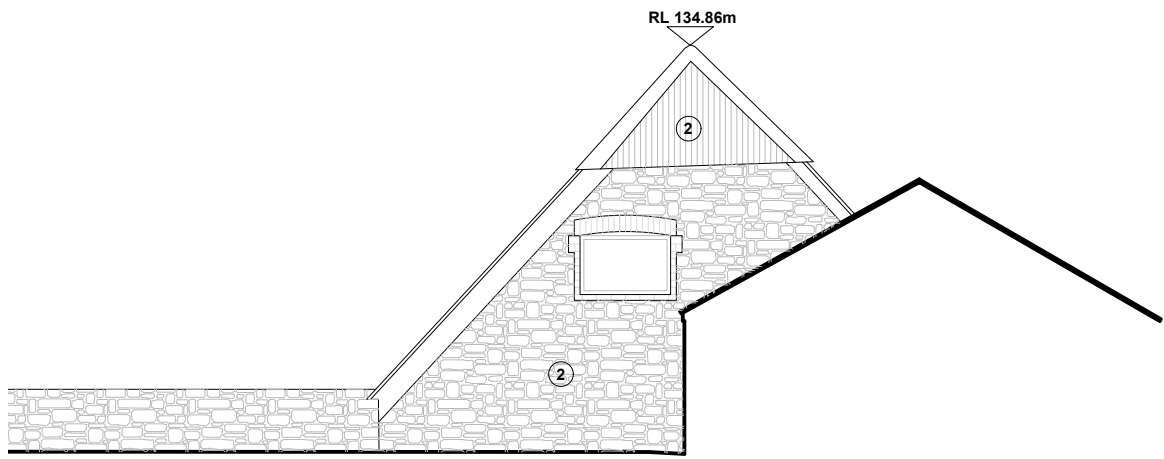




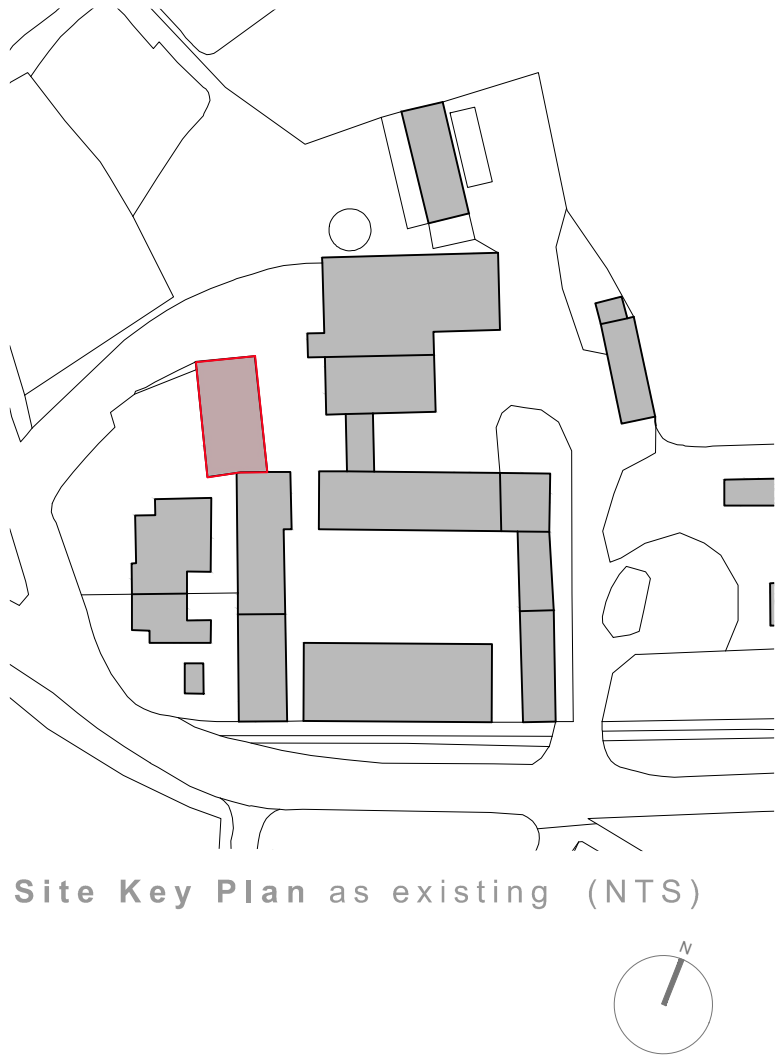
Roof plan as existing 1:100



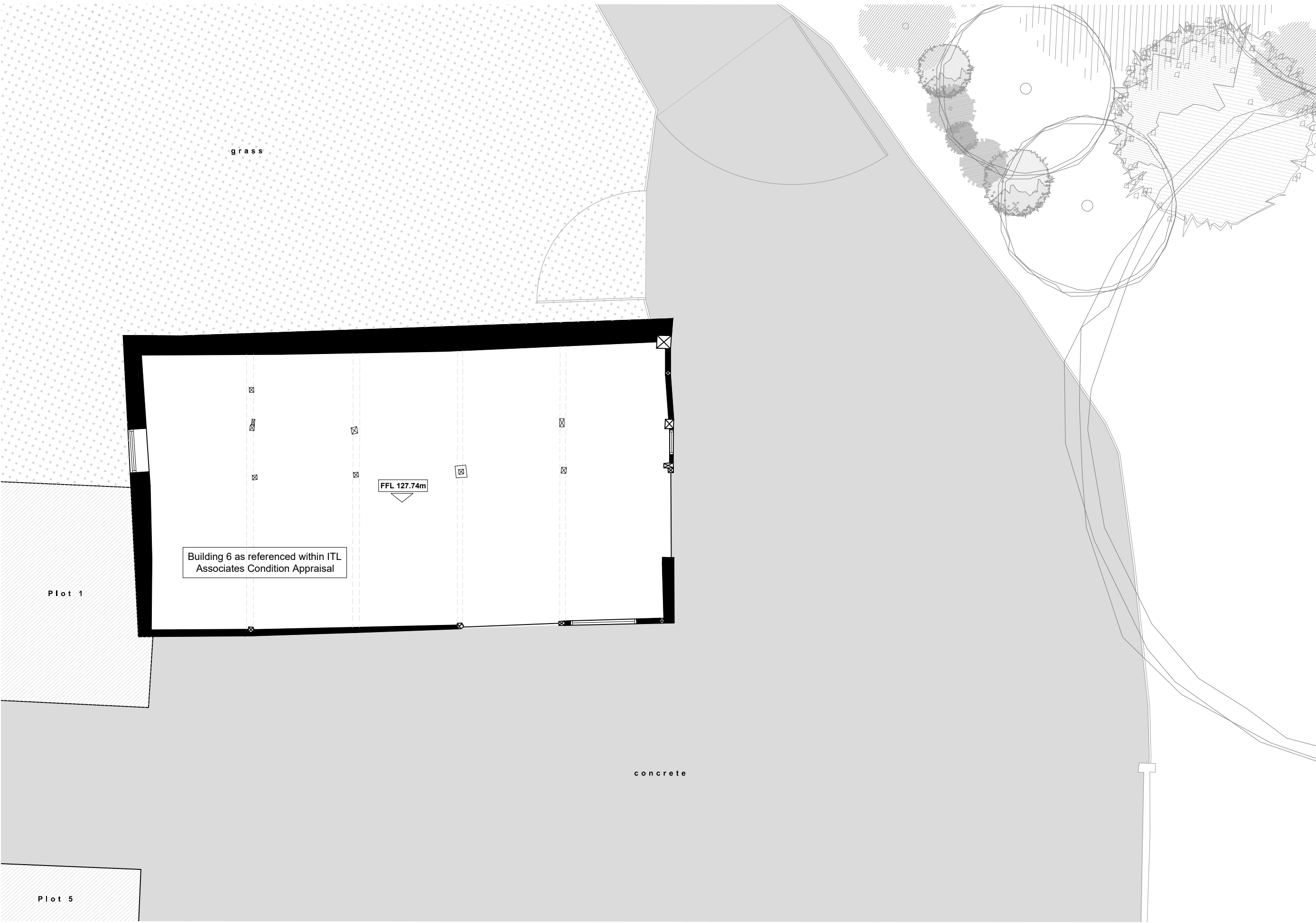
North elevation as existing 1:100



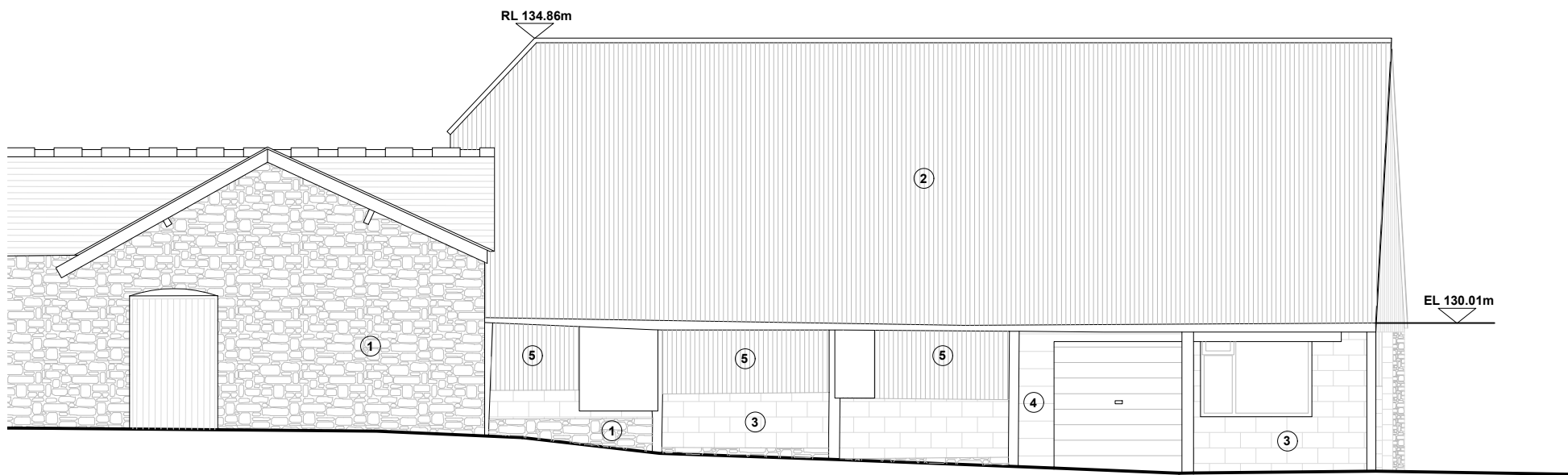
South elevation as existing 1:100



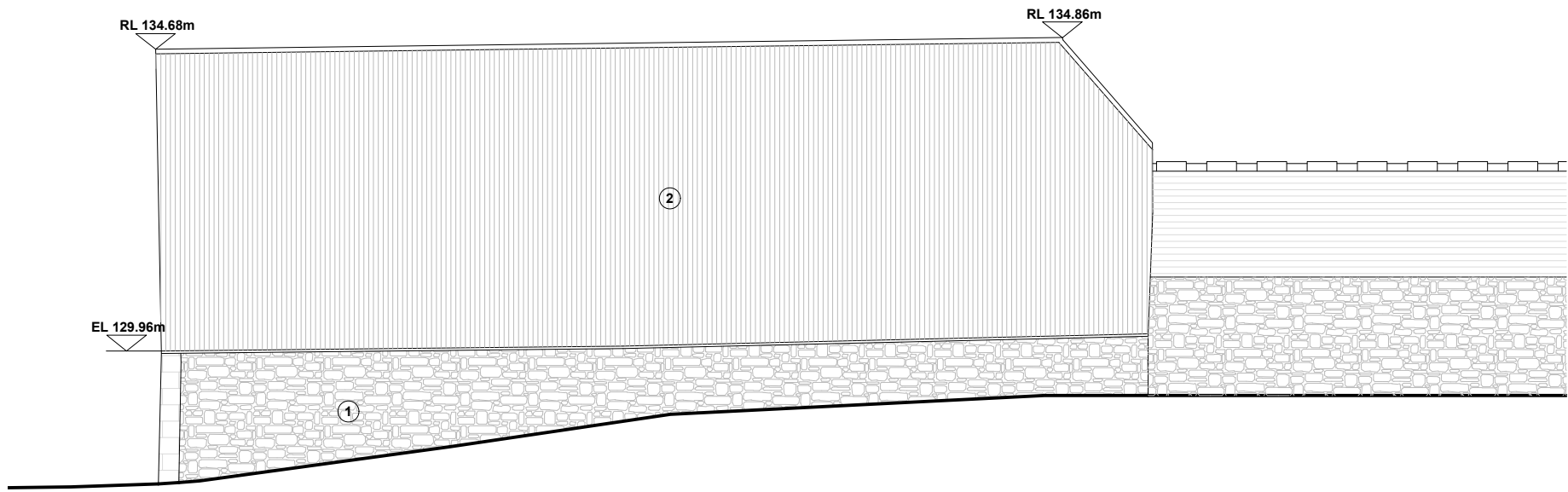
Site Key Plan as existing (NTS)



Site and roof plan as existing 1:100



East elevation as existing 1:100



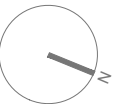
West elevation as existing 1:100

Key:

- 1. Rubble chalk stone
- 2. Profiled sheeting (roof)
- 3. Concrete blockwork
- 4. Timber cladding
- 5. Profiled sheeting (cladding)

This drawing relates to Building 6 as referenced within ITL Associates Condition Appraisal

Contractors must check all dimensions on site. Existing formations subject to further investigation. Discrepancies must be reported to Architects to await instructions before proceeding. IF IN DOUBT - ASK



Rev:	Date:	Description:

Rev:	Date:	Description:

Status	Planning
Scale	1:100 @A1
Date	July 2018
Drawn	JJ

Project	Residential development at Prebendal Farm, Bishopstone
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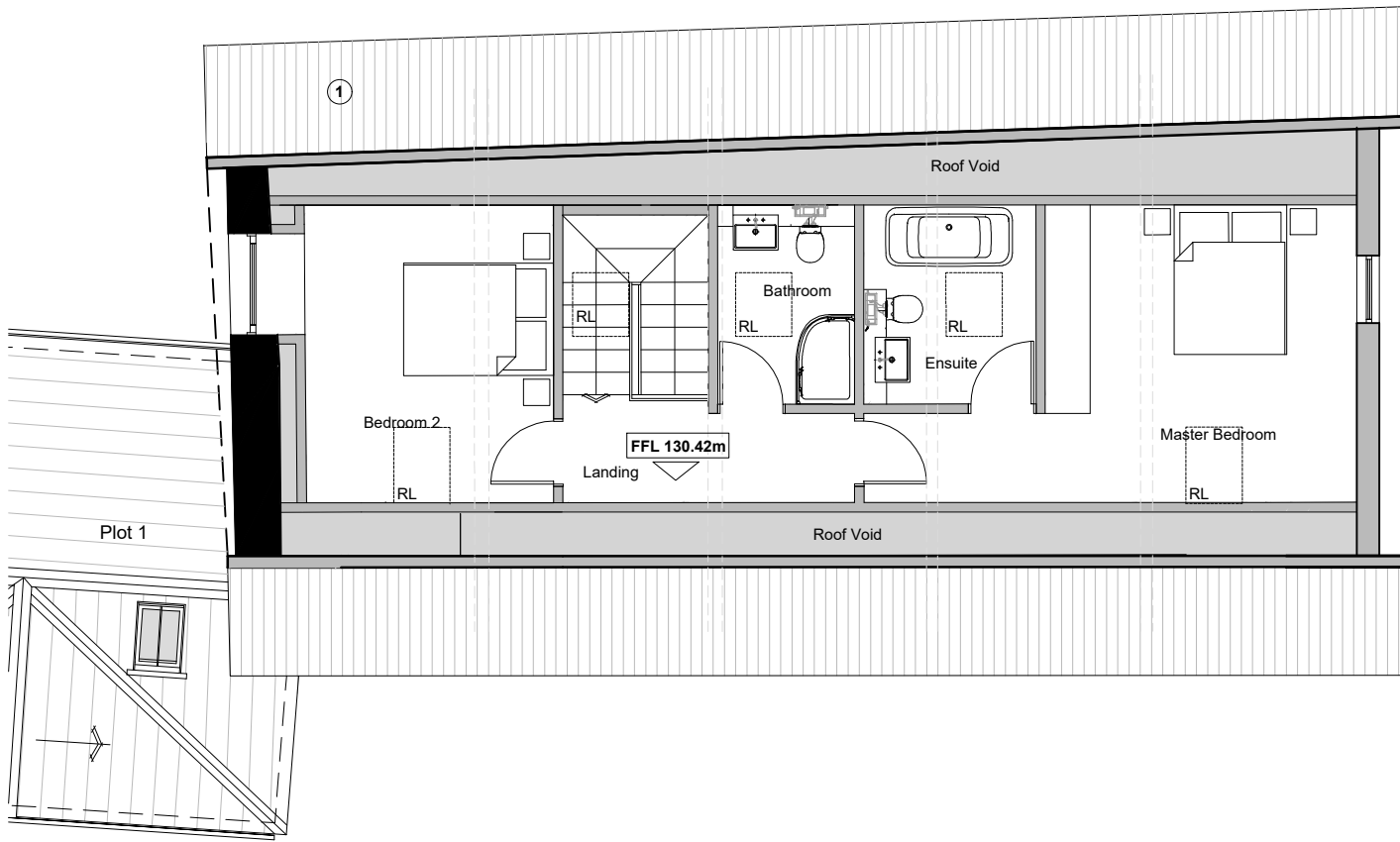
Drawing	Plot 2 - Plans & Elevations as Existing
Drwg no	17020-05
Rev	

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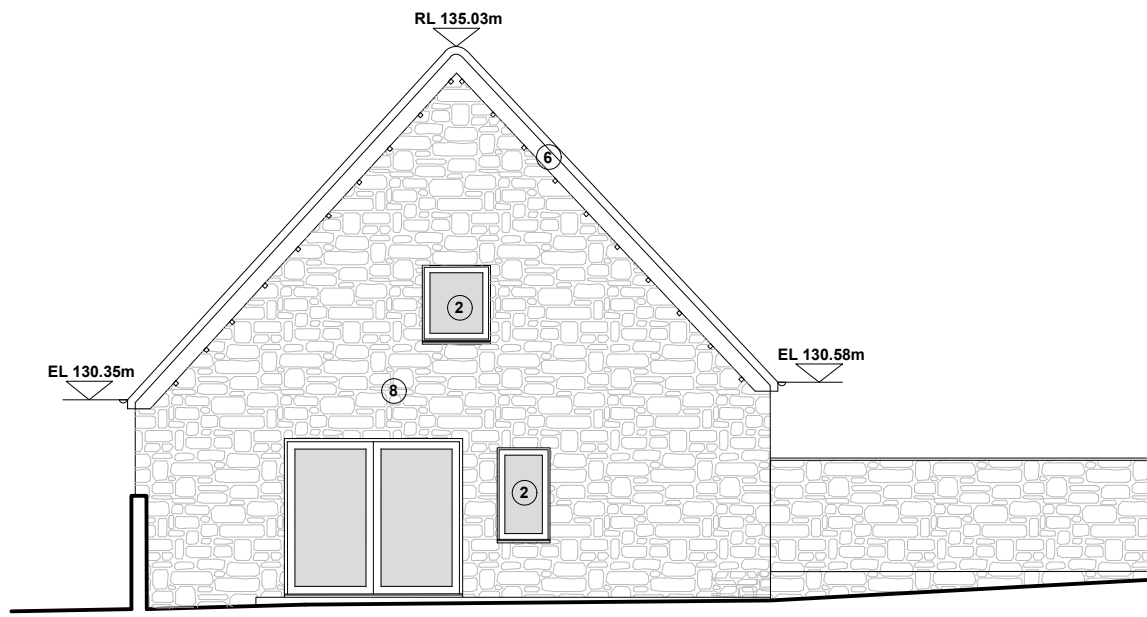


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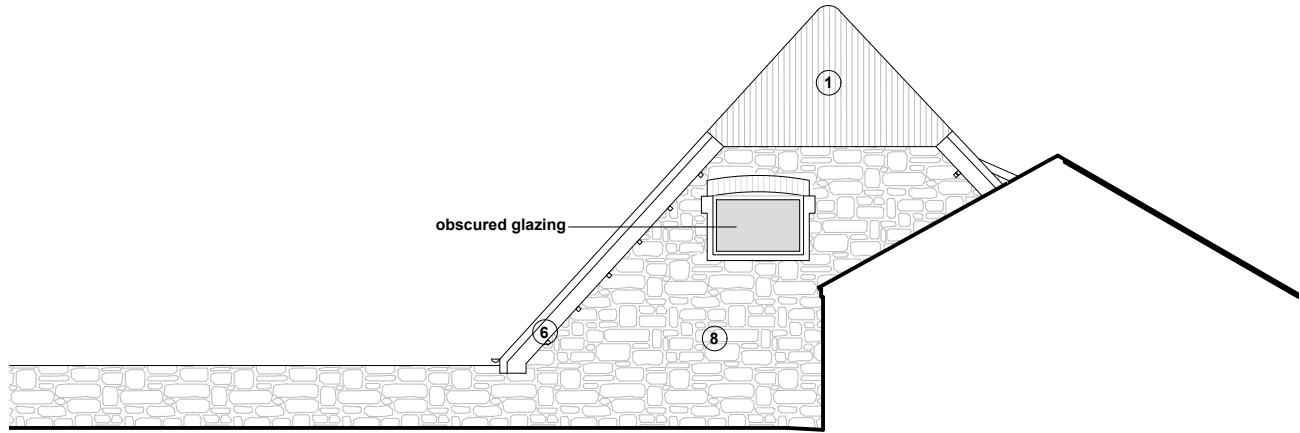




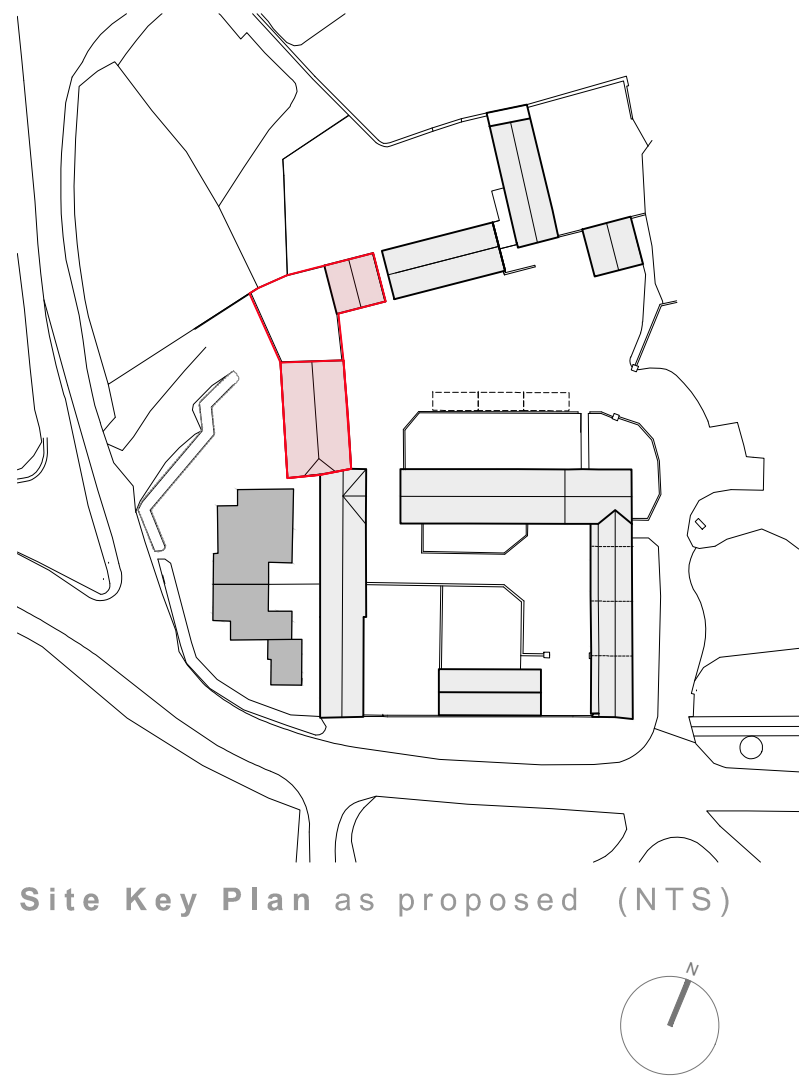
First floor plan (rooms within roofspace) as proposed 1:100



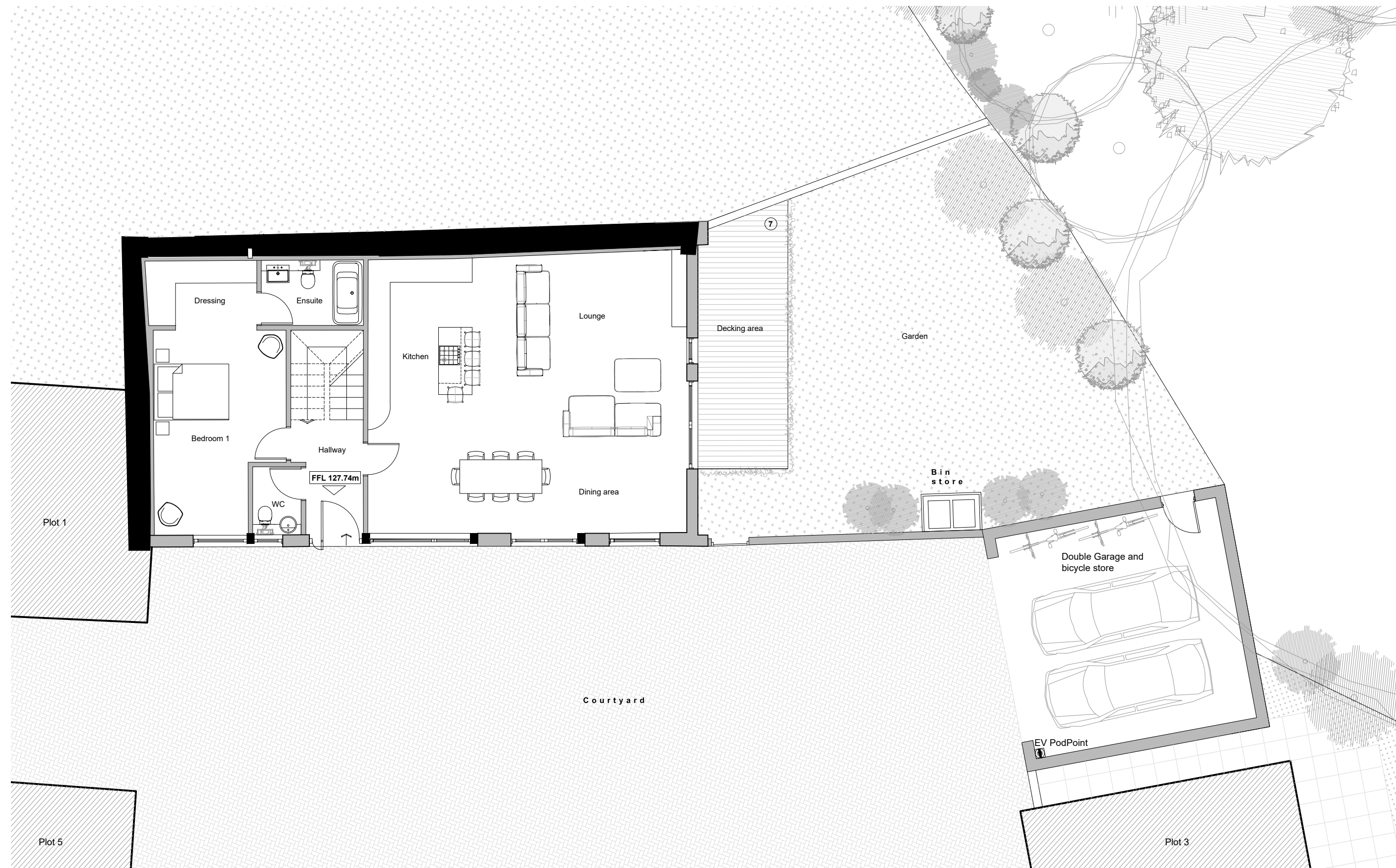
North elevation as proposed 1:100



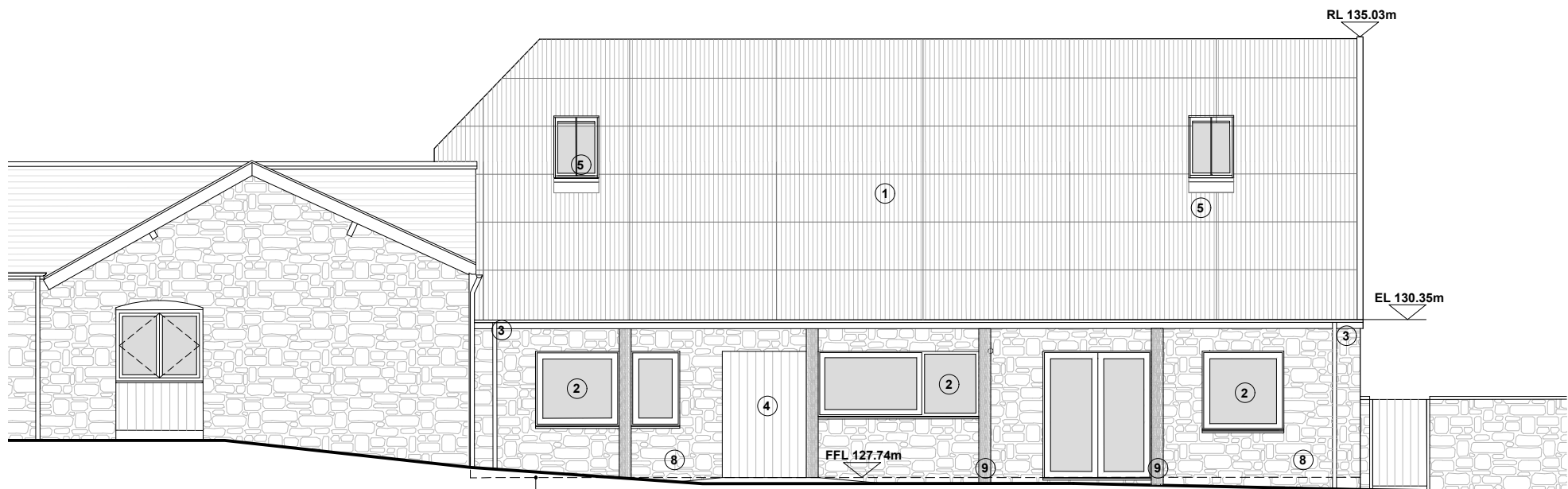
South elevation as proposed 1:100



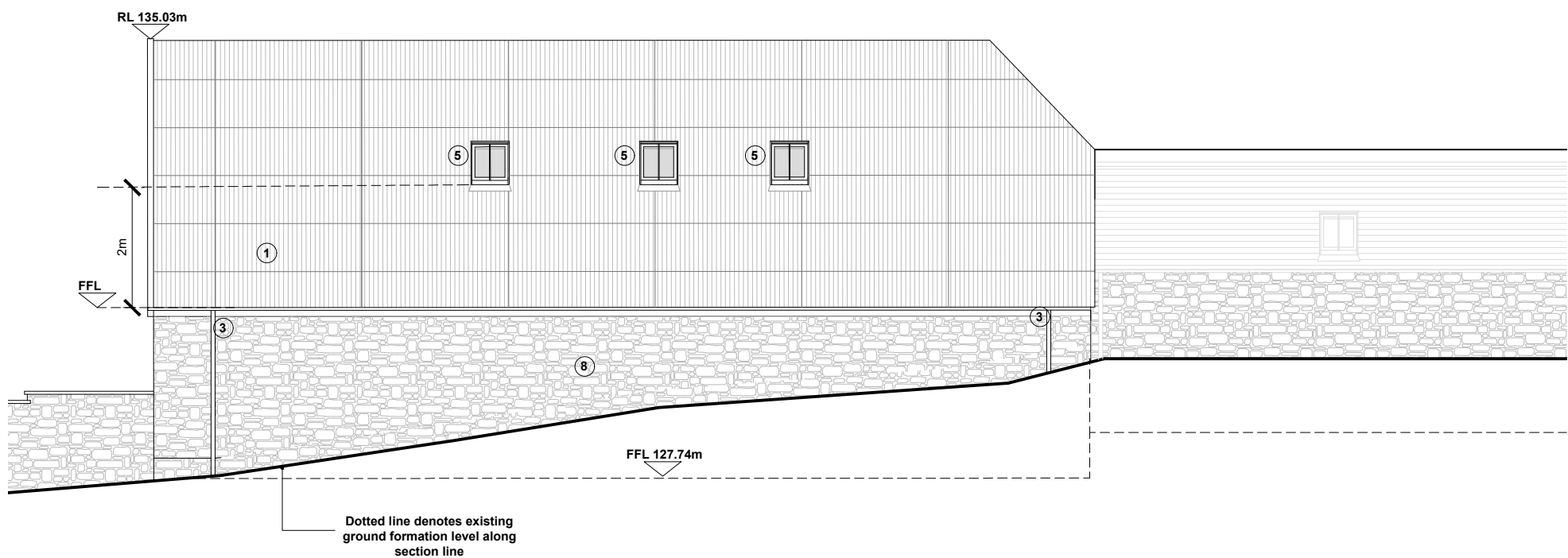
Site Key Plan as proposed (NTS)



Ground floor plan as proposed 1:100



East elevation as proposed 1:100



West elevation as proposed 1:100

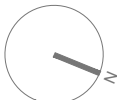
Key:

- As proposed walls
- As existing walls

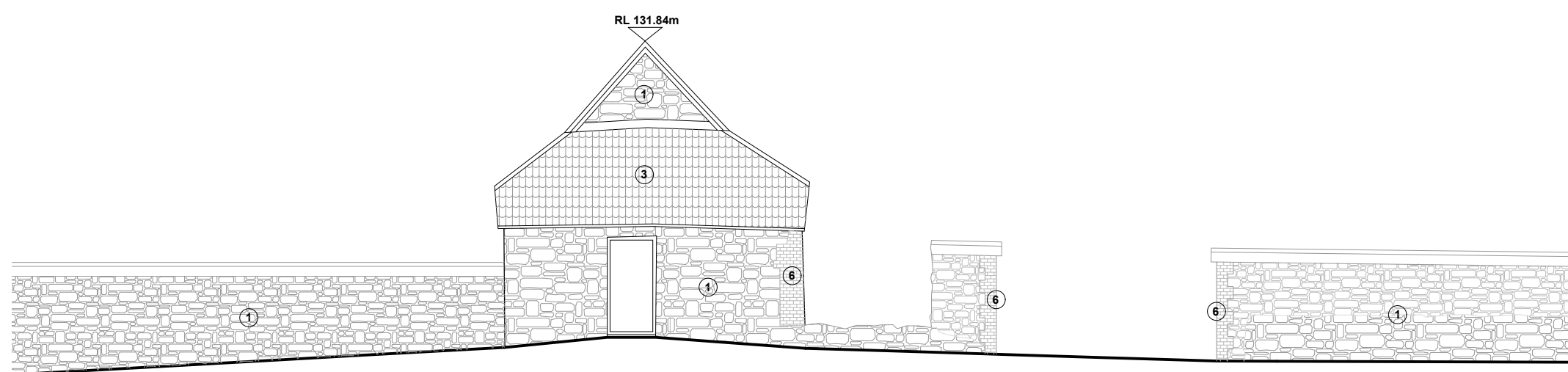
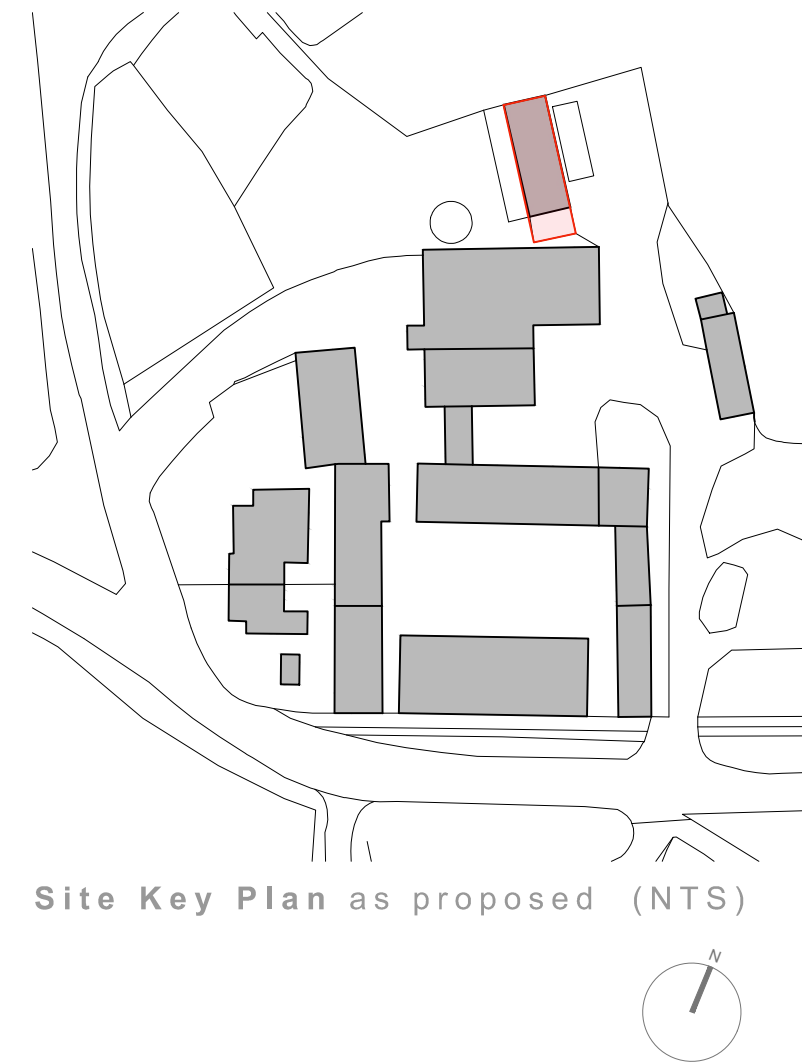
Materials Schedule:

- Farnscape Fibre Cement Profile Sheeting
- Painted timber slim line double glazed casement windows
- Cast aluminium gutters and downpipes (black)
- Solid Oak door
- New Velux conservation rooflights
- Timber bargeboard and fascia (oak)
- Timber decking
- Rubble Chalkstone wall to match existing above
- Hardwood solid timber posts supporting trusses above

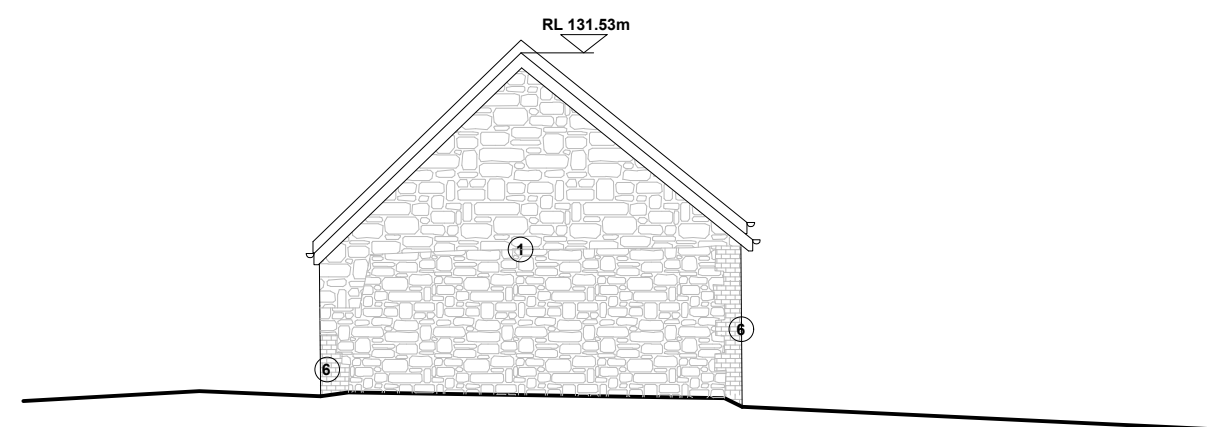
Plot 2 Gross Internal Floor Area - 156.36 sqm  
Double Garage Covered Parking - 36 sqm



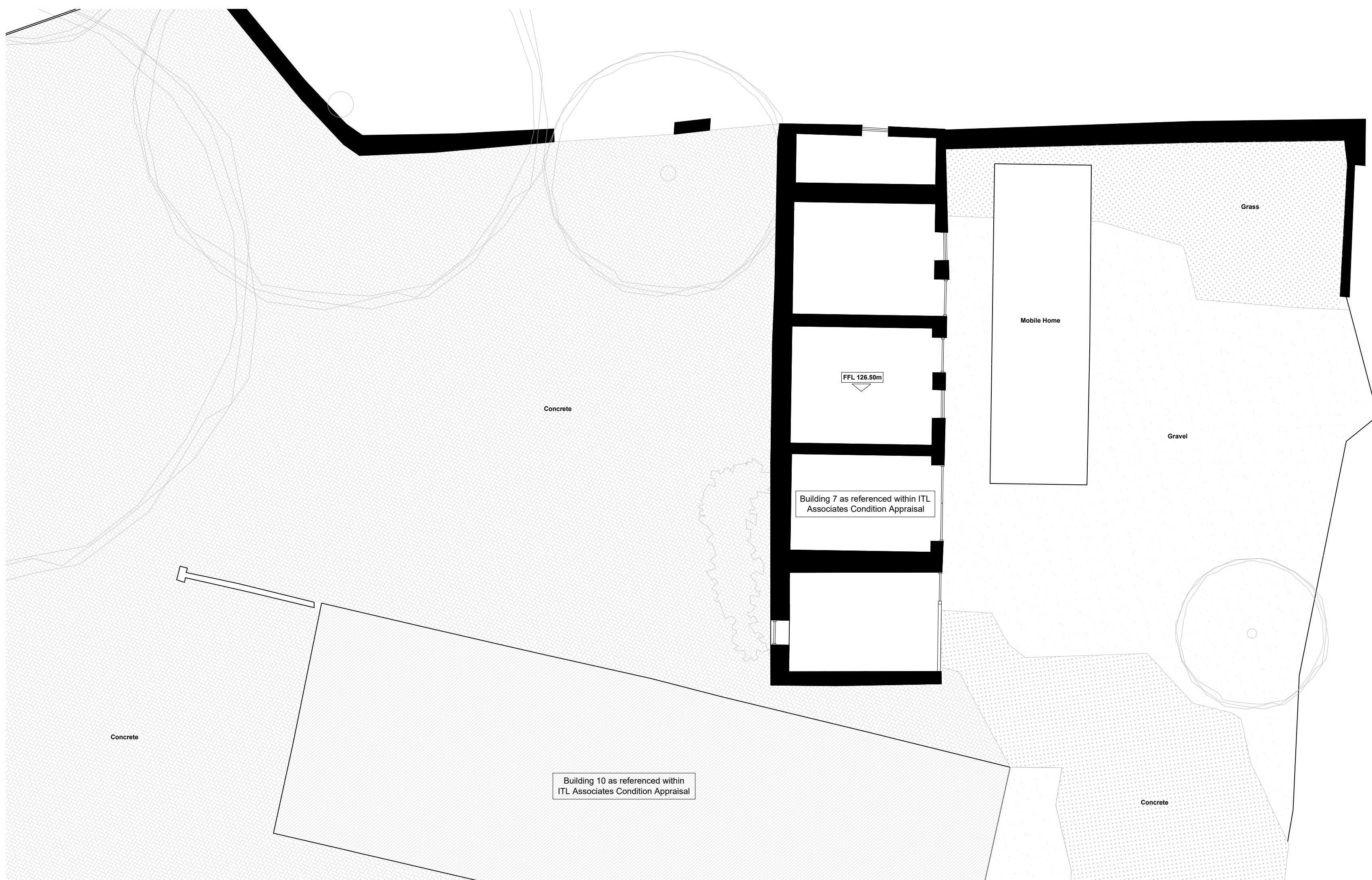




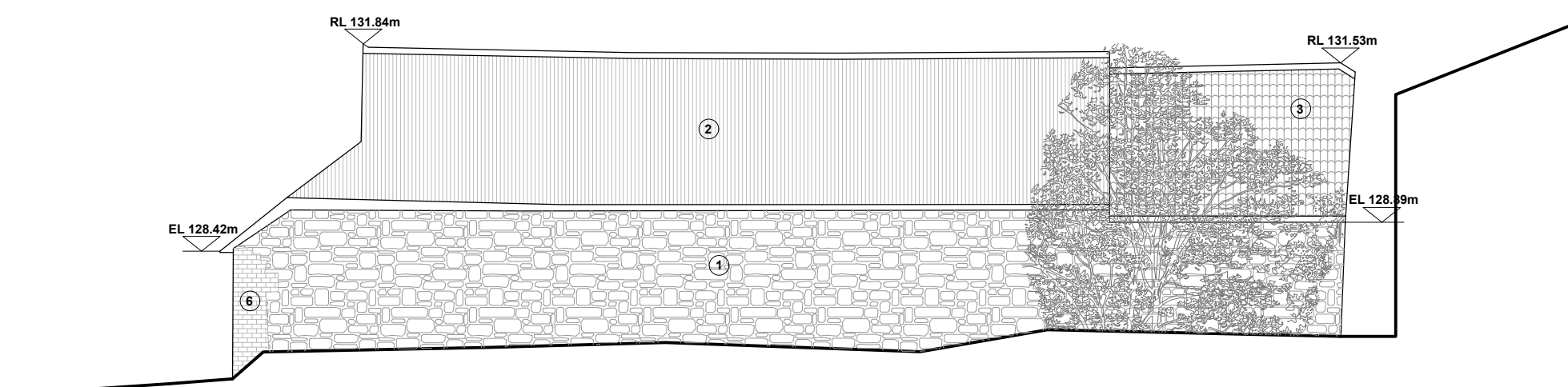
North-West elevation as proposed 1:100



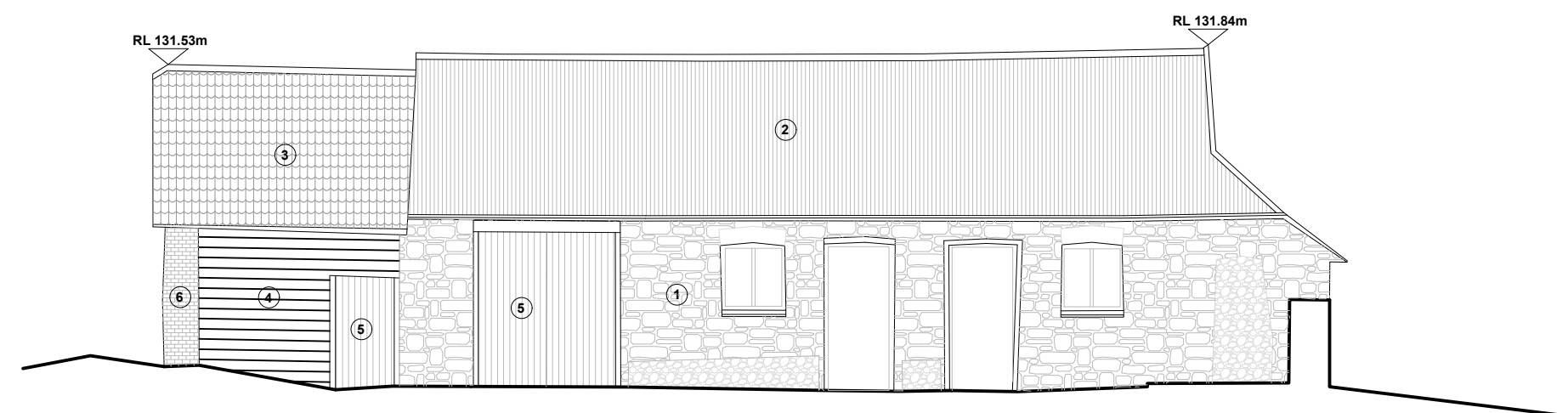
South-East elevation as proposed 1:100



Ground floor plan as proposed 1:100



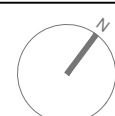
South-West elevation as proposed 1:100



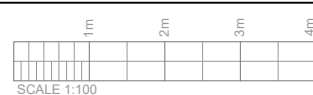
North-East elevation as proposed 1:100

- Key:
- 1. Rubble chalk stone
  - 2. Profiled sheeting (roof)
  - 3. Clay double Roman tiles
  - 4. Horizontal timber
  - 5. Timber doors
  - 6. Red Brick

This drawing relates to Building 7 as referenced within ITL Associates Condition Appraisal



Contractors must check all dimensions on site. Existing formations subject to further investigation. Discrepancies must be reported to Architects to await instructions before proceeding. IF IN DOUBT - ASK



Rev:	Date:	Description:

Rev:	Date:	Description:

Status	Planning
Scale	1:100 @A1
Date	June 2018
Drawn	JJ

Project	Residential Development at Prebendal Farm, Bishopstone
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Drawing	Plot 3 - Plans & Elevations as Existing
Drwg no	Rev
17020-06	

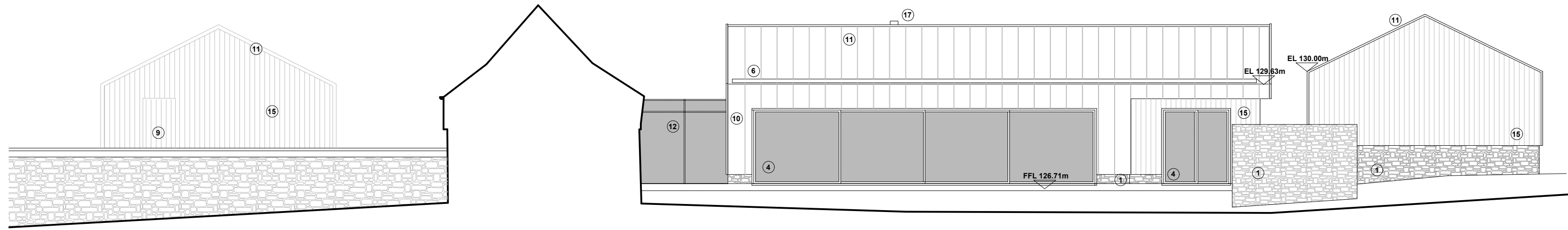
armada house  
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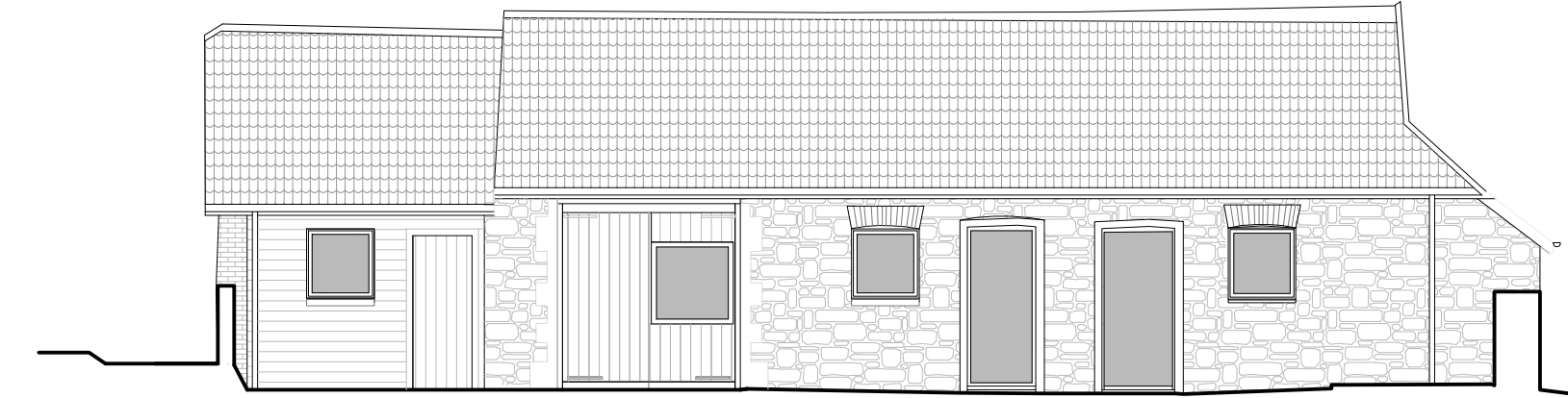
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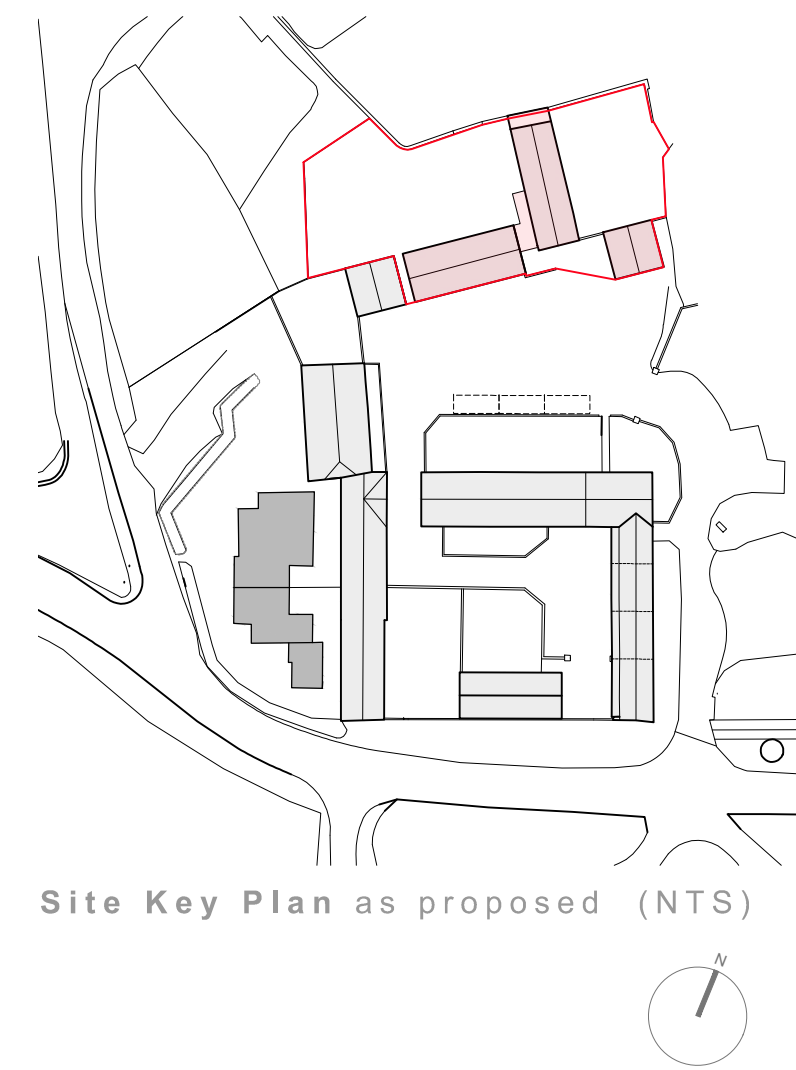
Plot 3



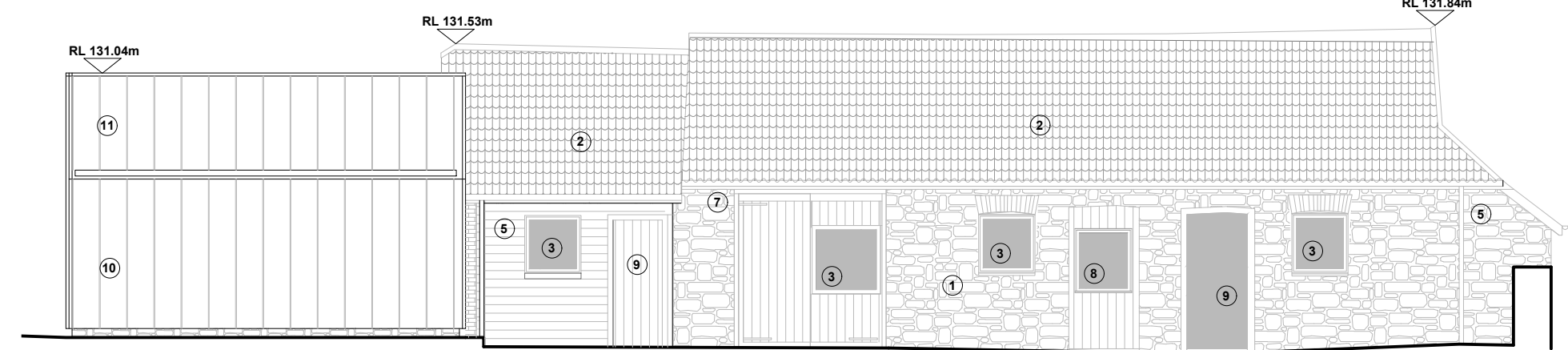
Sectional elevation EE as proposed 1:100



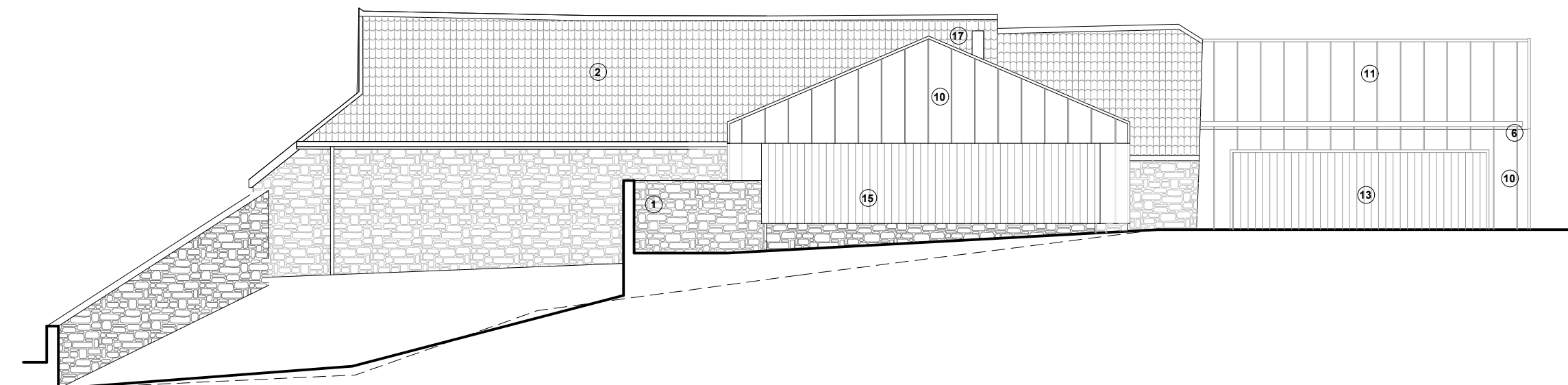
Sectional elevation DD as proposed 1:100



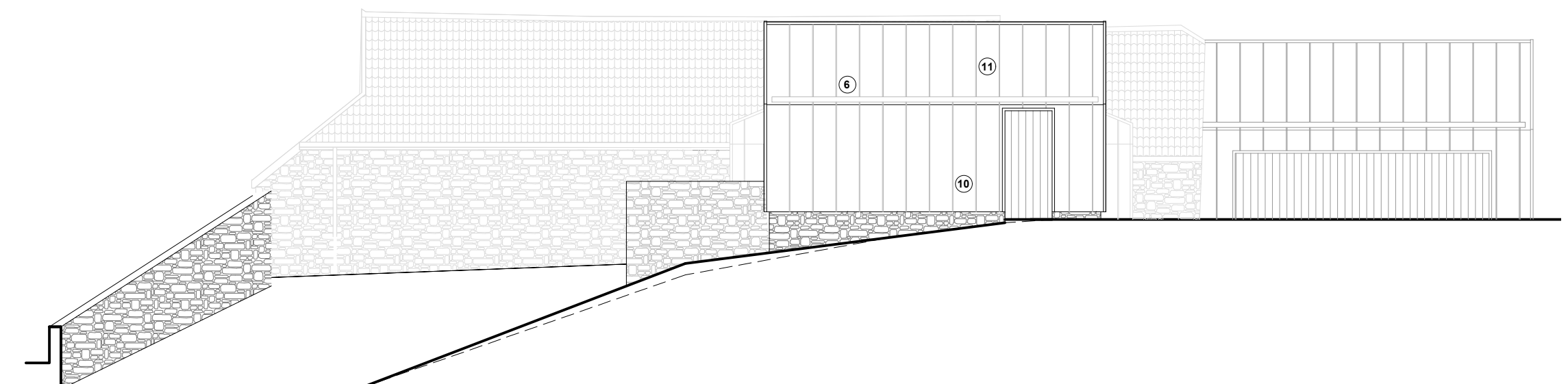
Site Key Plan as proposed (NTS)



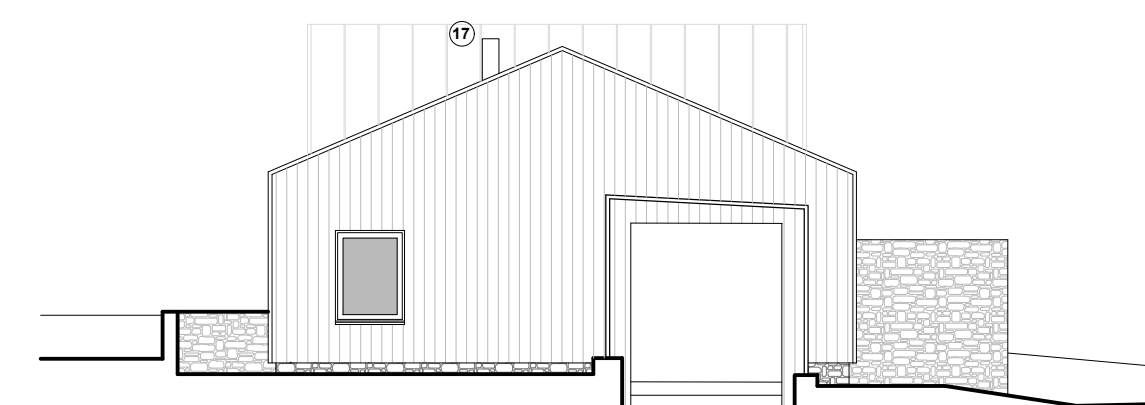
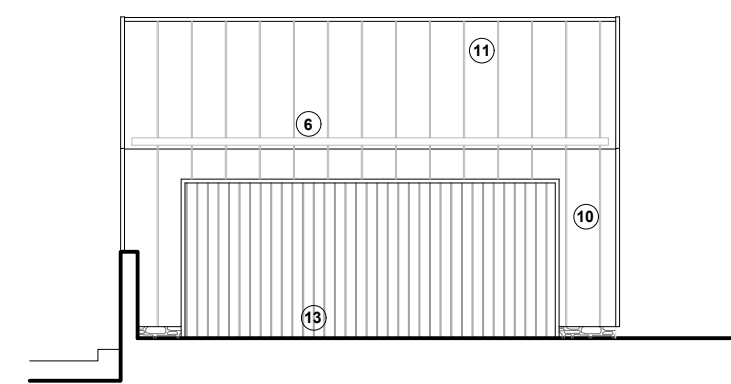
North-East elevation as proposed 1:100



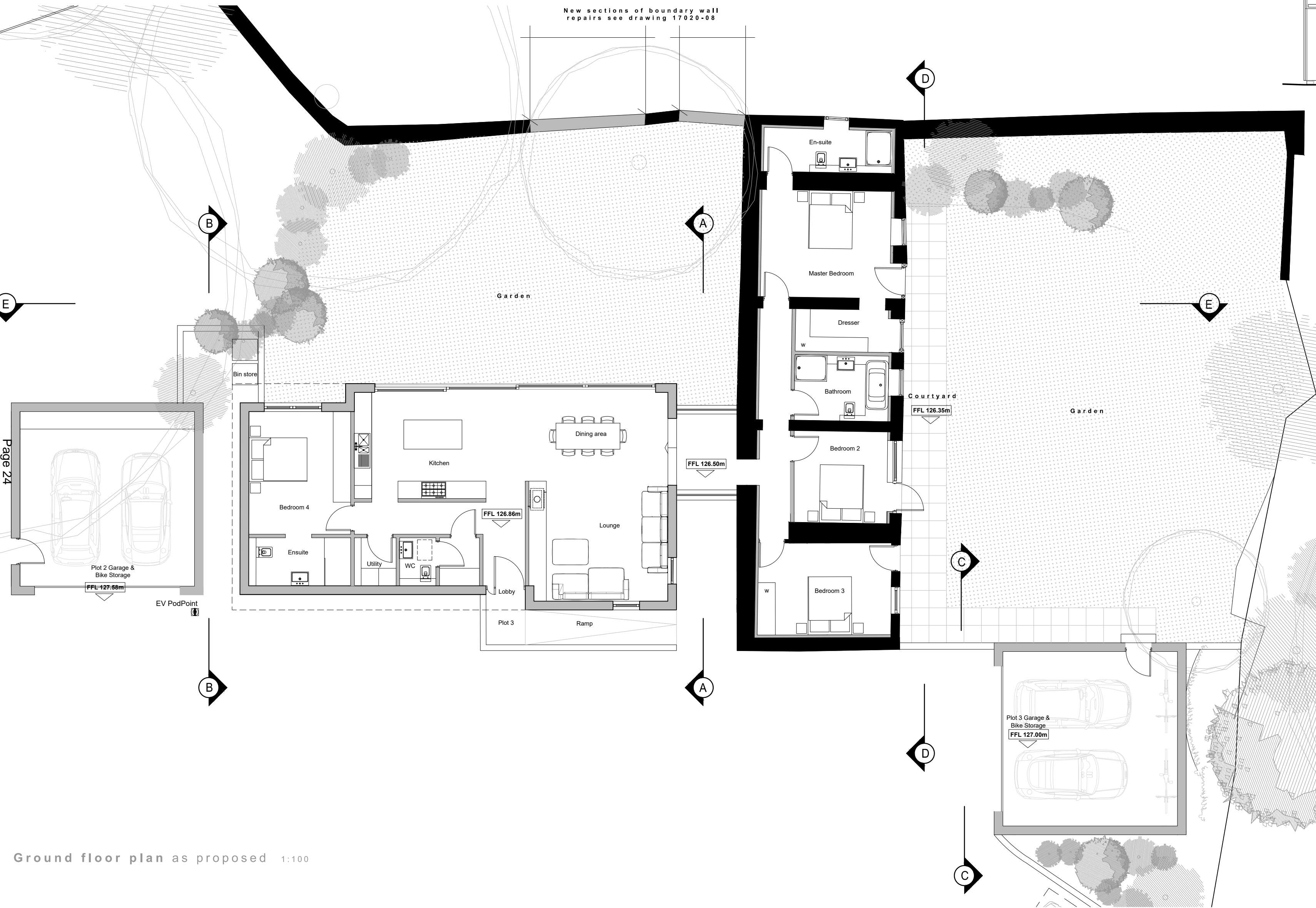
Sectional elevation BB as proposed 1:100



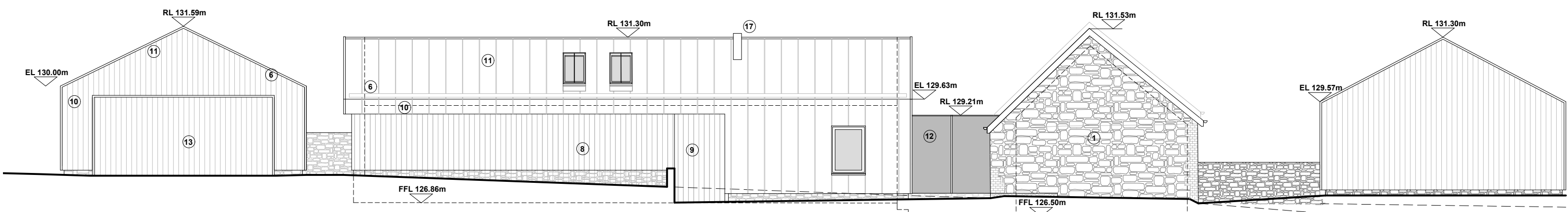
Southwest elevation as proposed 1:100



Sectional elevation AA as proposed 1:100



Ground floor plan as proposed 1:100



South-East elevation as proposed 1:100

- Key:
- As proposed walls
  - As existing walls

- Materials Schedule:
- Rubble chalkstone wall to match existing
  - Clay double roman tile to match and replace existing
  - Painted timber slim line double glazed casement windows
  - Slim frame PC aluminium double glazed window/door system
  - Cast aluminium gutters and downpipes (black)
  - Secret gutter to zinc roofs
  - Hardwood bargeboard
  - Oak door with vision panel
  - Solid Oak door
  - Zinc standing seam cladding
  - Zinc standing seam roof covering
  - Frameless structural glass
  - Oak faced garage doors
  - Bin Storage - Close boarded timber fence
  - Oak timber cladding
  - New Velux conservation rooflight
  - Stainless steel stone flue pipe

Plot 3: Gross Internal Floor Area - 182 sqm  
Double Garage Covered Parking - 36 sqm



Contractors must check all dimensions on site. Existing formations subject to further investigation. Discrepancies must be reported to Architects to await instructions before proceeding. IF IN DOUBT - ASK

Rev	Date	Description
A	2012	Revised in accordance with Conservation Officer's comments
B	Mar 2019	Decking removed in accordance with Conservation Officer's comments

Rev	Date	Description
A	2012	Revised in accordance with Conservation Officer's comments
B	Mar 2019	Decking removed in accordance with Conservation Officer's comments

Rev	Date	Description
A	2012	Revised in accordance with Conservation Officer's comments
B	Mar 2019	Decking removed in accordance with Conservation Officer's comments

Rev	Date	Description
A	2012	Revised in accordance with Conservation Officer's comments
B	Mar 2019	Decking removed in accordance with Conservation Officer's comments

Rev	Date	Description
A	2012	Revised in accordance with Conservation Officer's comments
B	Mar 2019	Decking removed in accordance with Conservation Officer's comments

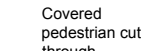
Rev	Date	Description
A	2012	Revised in accordance with Conservation Officer's comments
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Rev	Date	Description
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B	Mar 2019	Decking removed in accordance with Conservation Officer's comments

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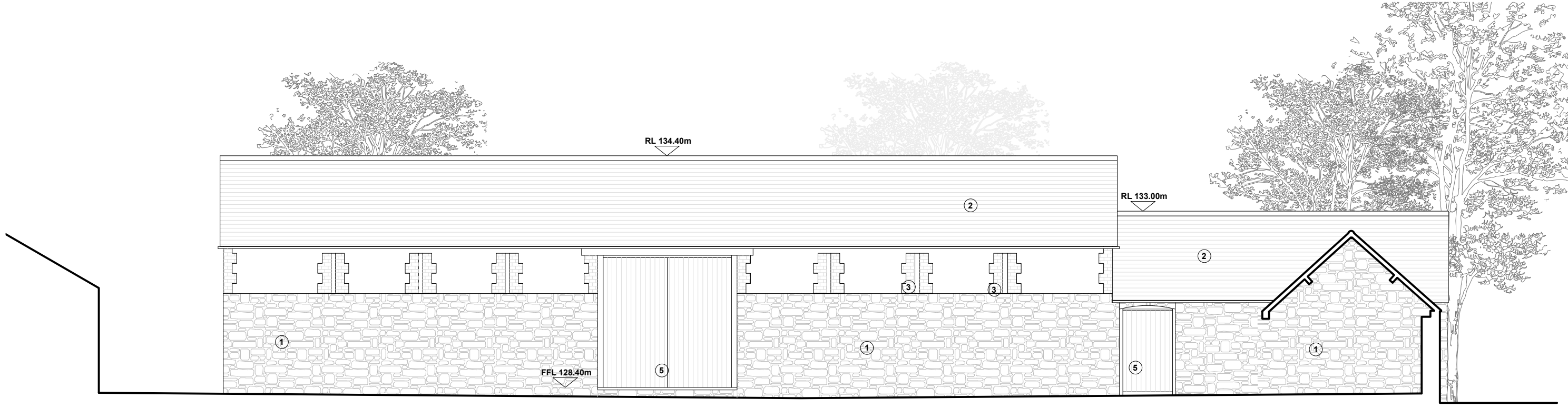
Rev:	Date:	Description:

**Project**  
Residential Development at  
Prebendal Farm, Bishopstone

Drwg no	Rev
17020-14	C

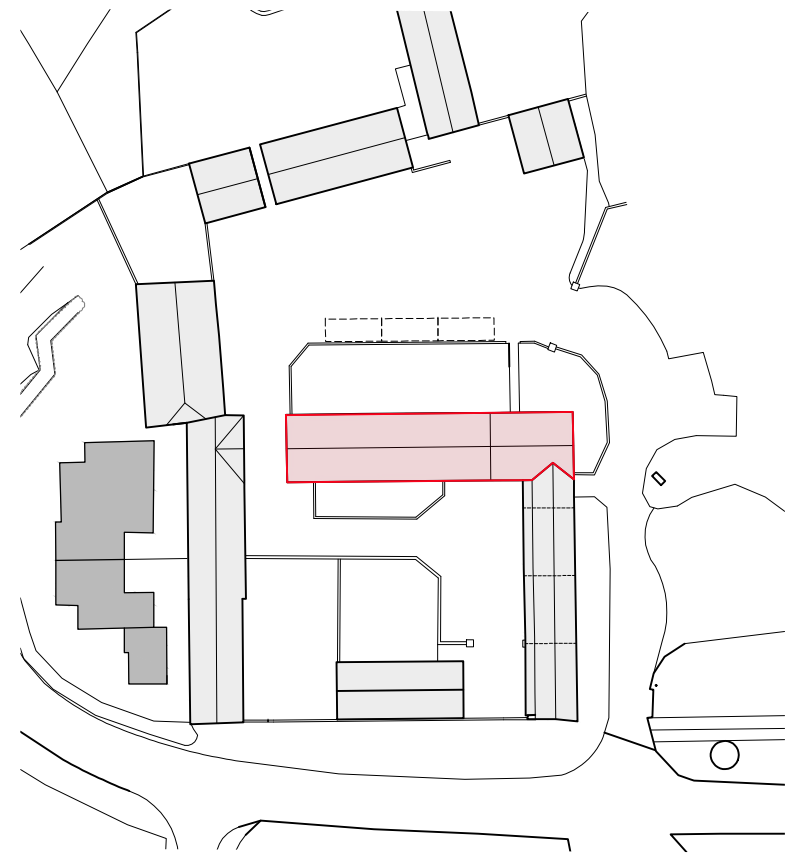
© COPYRIGHT



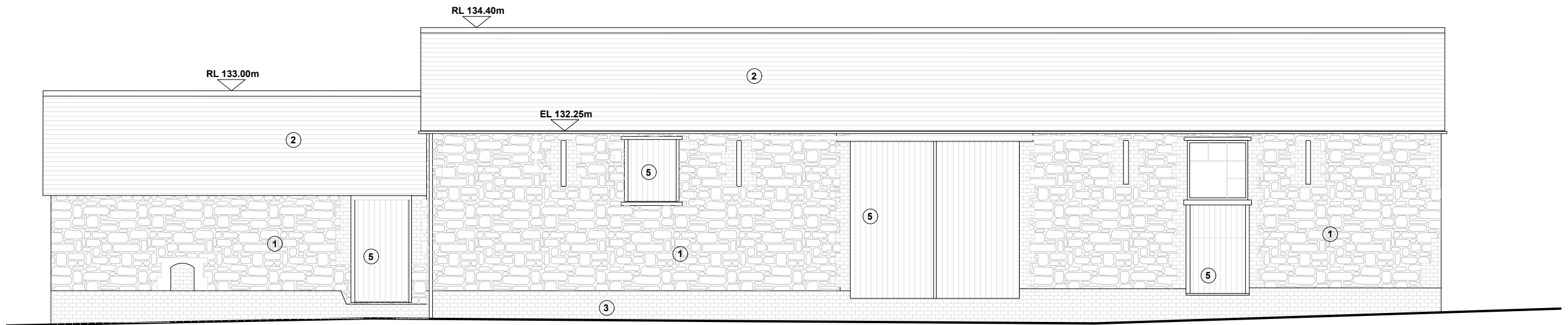


South elevation as existing 1:100

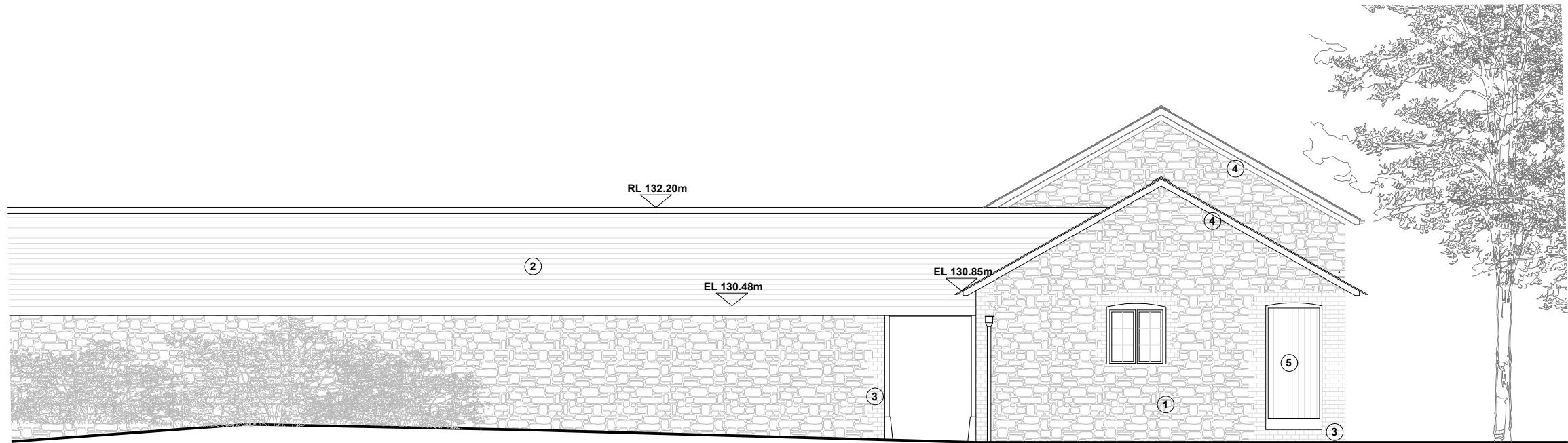
Plot 5



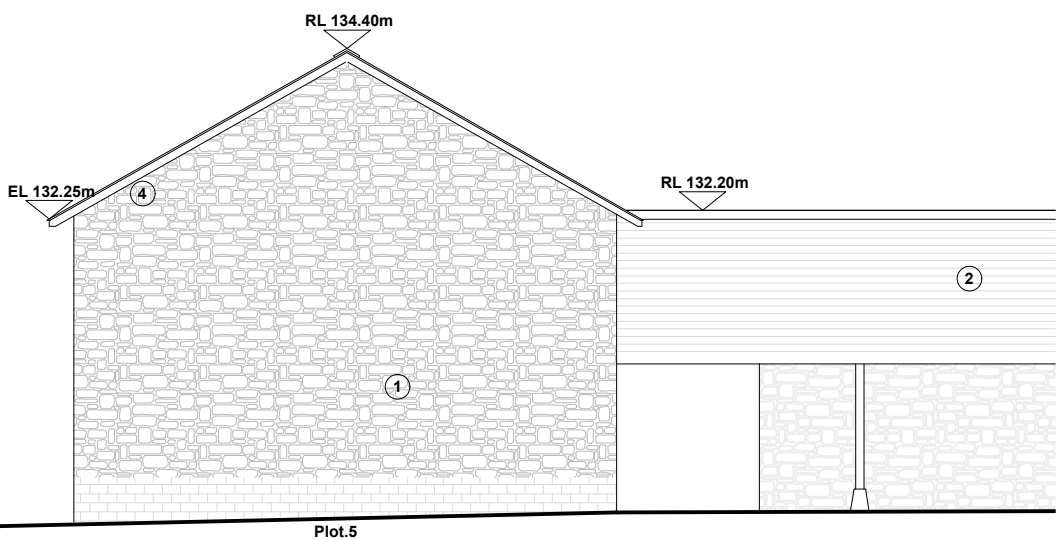
Site Key Plan as existing (NTS)



North elevation as existing 1:100



East elevation as existing 1:100



West elevation as existing 1:100



Ground floor plan as existing 1:100

- Key:
- 1. Rubble chalk stone
  - 2. Natural slates
  - 3. Brickwork
  - 4. Timber fascia board
  - 5. Timber doors/windows

This drawing relates to Buildings 3 and 4 as referenced within ITL Associates Condition Appraisal

Contractors must check all dimensions on site. Existing formations subject to further investigation. Discrepancies must be reported to Architects to avoid instructions before proceeding. IF IN DOUBT - ASK.

SCALE 1:100

N

Rev.	Date:	Description:

Rev.	Date:	Description:

Status	Planning
Scale	1:100 @A1
Date	June 2018
Drawn	AL

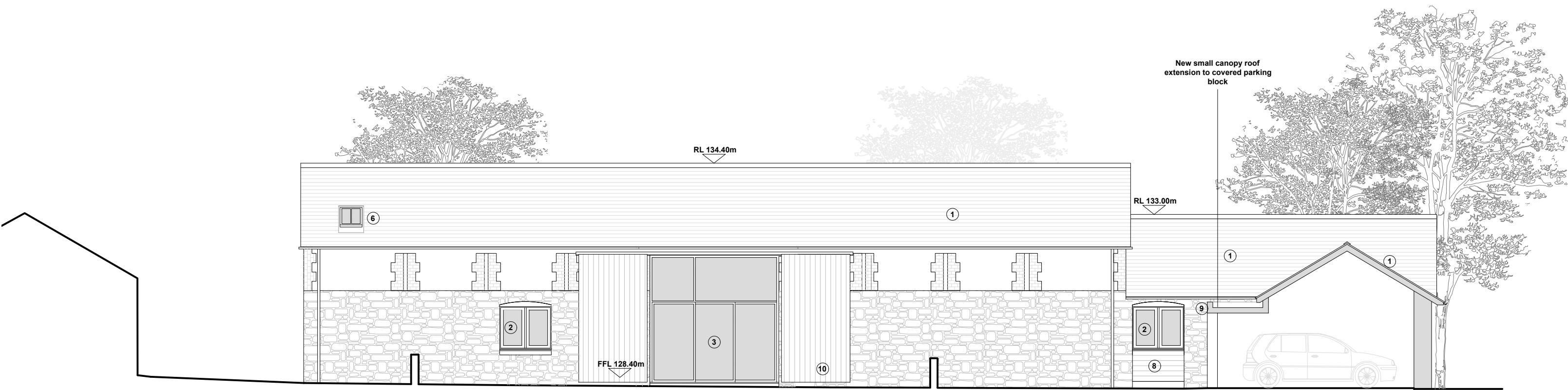
Project	Residential development at Prebendal Farm, Bishopstone
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Drawing	Plot 5 - As Existing Plans and Elevations
Drwg no	17020-07
Rev	

armada house  
odhams wharf  
topsham  
oxeter  
EX3 0PB  
01392 877 990  
www.tfqarchitects.co.uk  
design@tfqarchitects.co.uk

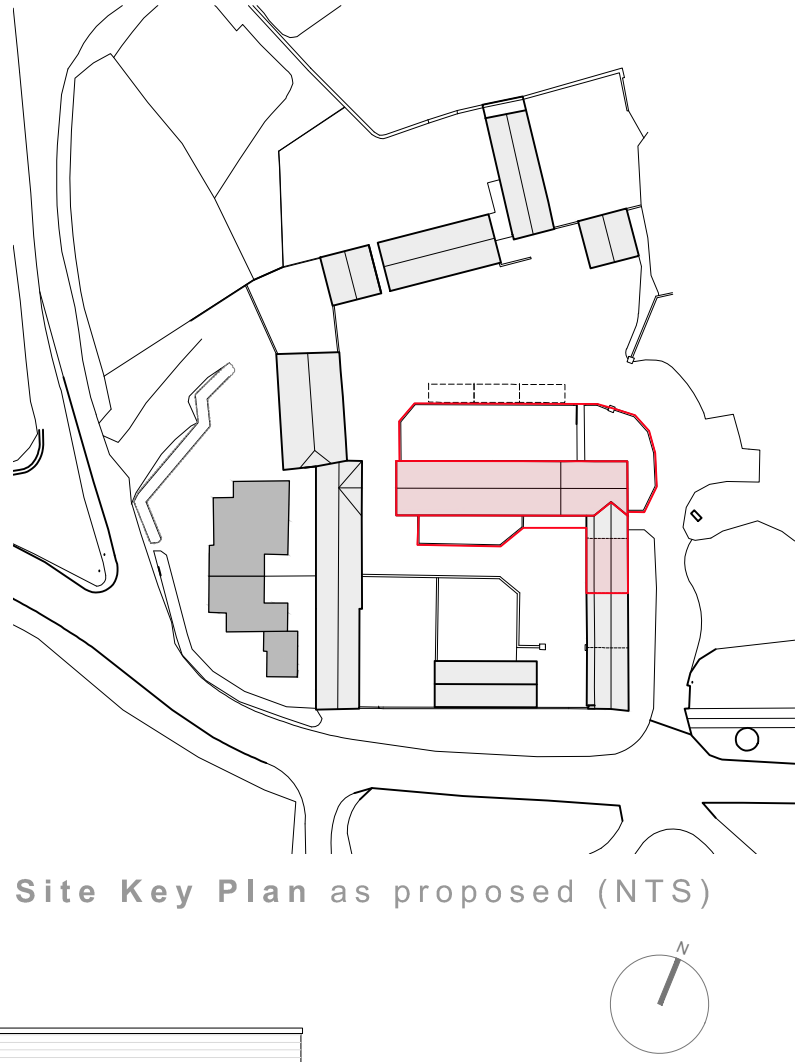




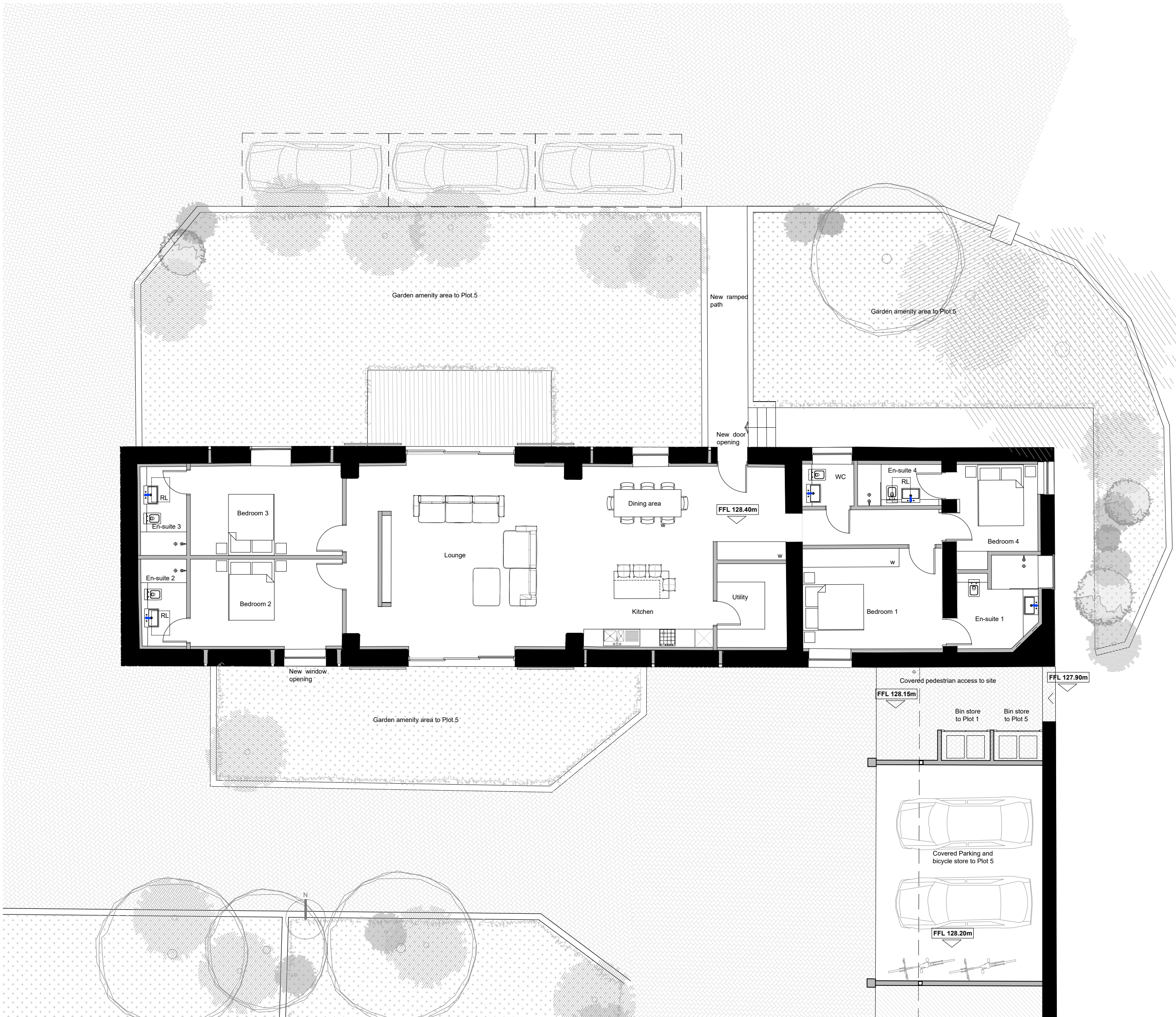


South elevation as proposed 1:100

Plot 5



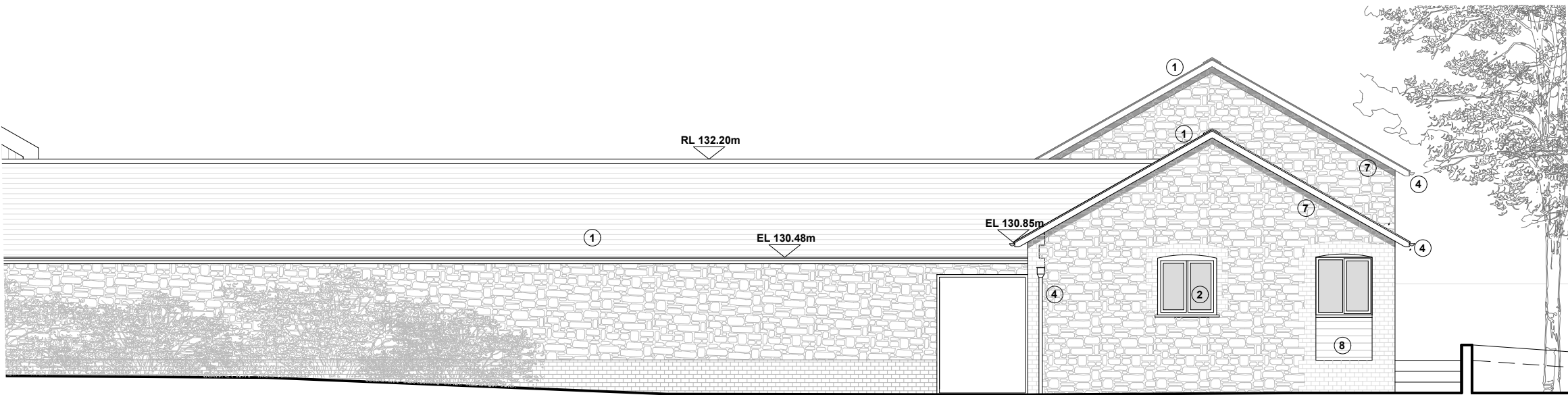
Site Key Plan as proposed (NTS)



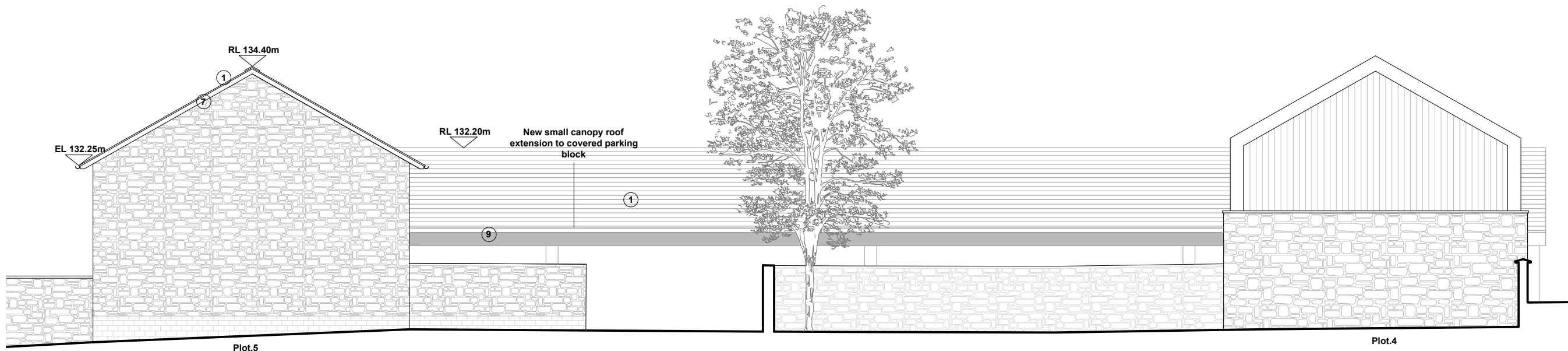
Ground floor plan as proposed 1:100



North elevation as proposed 1:100



East elevation as proposed 1:100



West elevation as proposed 1:100

Key :

- As proposed walls
- As existing walls

Materials Schedule:

- New replacement natural slate roof covering with clay ridge tile
  - Painted timber slim line double glazed casement windows
  - PC Aluminium double glazed slim frame sliding doors
  - Cast aluminium gutters and downpipes (black)
  - Solid Oak door
  - New Velux conservation rooflights
  - Hardwood Bargeboard
  - Oak Timber cladding
  - PC Aluminium flashing to canopy roof extension
  - Replaced painted timber fixed shutters on cast iron railing system
- Plot 5 Gross Internal Floor Area - 172.86 sqm  
Double Garage Covered Parking - 36.6 sqm

Contractors must check all dimensions on site. Existing formations subject to further investigation. Discrepancies must be reported to Architects to await instructions before proceeding. IF IN DOUBT - ASK.



Rev:	Date:	Description:
A	20/12	Revised in accordance with Conservation Officer's comments
B	Mar 2019	Revised site key plan

Rev:	Date:	Description:

Status	Planning
Scale	1:100 @A1
Date	July 2018
Drawn	AL

Project	Residential development at Prebendal Farm, Bishopstone
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Drawing	Plot 5- Proposed Plans, Section & Elevations
Drwg no	17020-15
Rev	B

armade house odhams wharf topsham exeter EX3 0PB
01392 877 990 www.hqarchitects.co.uk design@hqarchitects.co.uk

TFQ architects
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## COMMITTEE REPORT

**Item Number:**

**Application Number:** S/18/1709/CHHO

**Ward:** Ridgeway

**Parish:**

Bishopstone And Hinton Parva

**Proposal:** Demolition and conversion of existing barns and erection of 2no. new buildings to create 5no. dwellings, with associated garages, landscaping, ancillary development and repairs to Grade II Listed wall.

**Site Location:** Prebendal Farm, Icknield Way, Bishopstone

**Case Officer:** Charlotte Hopkins (chopkins@swindon.gov.uk)

**Agent:**

Ms Caroline McDade  
1 New Street Square  
London  
EC4A 3HQ  
United Kingdom

**Applicant**

Church Commissioners for England  
Church House  
Great Smith Street  
Westminster  
London  
SW1P 3AZ

### Officers Report

**Background:**

1. This application is brought before the Planning Committee at the request of Bishopstone Parish Council who are supportive of the scheme in principle but wish to see a pedestrian link created through the site as well as traffic calming measures along Icknield Way. The Highways officer's request for a passing bay alongside the access road was not supported by the Parish due to a perceived urbanisation of the access and loss of a good quality Yew Tree, however the passing bay has now been reduced in size and the Yew Tree is to be retained.

**Summary of Recommendation:**

2. That Planning Permission be GRANTED with Conditions.

**The Proposal:**

3. This application seeks full planning permission for the demolition and conversion of existing barns and the erection of 2 new buildings to create 5no. residential dwellings with associated garages. The proposal also seeks permission for repairs to a Grade II listed wall. This application is submitted in association with a listed building application (S/LBC/18/1710).

4. Existing barns 9, 10, 11 and 12, as detailed on Demolition Plan (Dwg no. 17020-09) are to

be demolished. A change of use of barns 1, 2, 3, 4, 6 and 7 to residential use is proposed, whilst barn 5 will become a garage block to serve the proposed dwellings. A new single storey building which extends from existing barn 7 is proposed (plot 3), whilst a new 2 storey building would be built in place of existing barn 9 (plot 4).

5. The residential units would consist of the following: Plot 1 (3 bed single storey), Plot 2 (3 bed two storey), Plot 3 (4 bed single storey), Plot 4 (4 bed two storey), Plot 5 (4 bed single storey). Car parking would be provided at a ratio of 2 spaces per house with 6 visitor spaces.

#### The Site and Surroundings:

6. The application site comprises of the farmstead of Prebendal Farm, Bishopstone and measures 0.41 hectares in size. The site consists of a mix of traditional Victorian agricultural buildings and some more modern agricultural buildings. The site is within the defined settlement boundary of Bishopstone and also lies within the Bishopstone Conservation Area. The walls of the farm which align to the east, north and western boundaries are Listed Grade II and to the rear of the site is the Parish Church of St Mary which is listed Grade I. The northern gable of existing barn 7 forms part of the listed wall and therefore as a result of this attachment, the Conservation Officer deems this barn would benefit from this listing. The Prebendal Farmhouse, existing barns 8, 6 and Bramling Cottage to the west are key buildings of local interest and have the status as non-designated heritage assets. The North Wessex Downs AONB also lies immediately to the south of Icknield Way.

#### Representations:

##### 7. Neighbours:

Objection received from Brambling Cottage on the following grounds:

- Overlooking from dormer windows (to the rear elevation of plot 1)
- Concern over increased traffic and congestion and vehicle speed along Icknield Way
- Plans to move own current parking from front of property to side and would like to understand how this could be integrated
- Wish to understand further use of farm access off West End Lane
- Concern raised regarding party wall/retaining wall to rear of property and repair or removal resulting in disruption. How would the new roof and guttering be maintained?

Two letters of support received, one each from 'Old Farm House, West End Lane' and 'Summer Cottage, 2 West End Lane' in relation to proposed access/egress point on Icknield Way. The following points are raised:

- Objection to the use of Church Lane for this development, following life experience of using that junction for 20 years. Reports near miss accidents which have not been reported to the police and hence are not picked up upon planning searches.
- Icknield Way is by far the more desirable entrance in Highway safety terms, offering far greater visibility and a level access compared to West End Lane. The latter, despite widening slightly at the junction with Icknield Way, is a single track road with insufficient room for two vehicles to pass. Despite the wider bell mouth, due to the geometry and disparity in levels at the junction; vehicles are routinely forced to 'give way' or hold on Icknield Way when attempting to enter or exit West End Lane.
- Concerns about construction vehicles, refuse lorries and other domestic-oriented LGV C1 vehicles using the western access, which has a very steep ramp off West End Lane and further visibility constraints.

## 8. Parish Council:

Initial Consultation: - Councillors are supportive of the scheme in principle, however object on the following grounds:

1. The assessment undertaken by the Conservation Officer appears to have overlooked the affect that the access arrangements will have on Prebendal Farm. Impact of passing bay as requested by Highways.
2. Parish Council have a strong preference for access to be gained from West End Lane
3. The Parish Council welcomes Highway request for further traffic survey information
4. The Parish Council agrees with the Conservation response that Plot 4 should be amended to single storey
5. The internal access and parking arrangements appear to have had little regard for the need for Prebendal Farm to be able to continue to use its existing garaging.
6. Layout out of keeping as it does not allow for pedestrian permeability through the site from Icknield Way to West End Lane

In the event that Officers are minded to grant permission without matters having been addressed, the Parish Council requests that the application be determined by Planning Committee.

### Revised Consultation:-

Councillors remain supportive of the development in principle, although some of the concerns expressed in previous response have not been taken on board:

1. Councillors would like to see pedestrian route through the development. A path could be routed along the northern boundary of plot 2.
2. Highways requirements for a passing bay alongside the access road is not supported. This will urbanise the access and result in the loss of a good quality Yew Tree
3. Traffic calming measures requested for Icknield Way in the form of vehicle activated signage and road narrowing

In the event that Officers are minded to grant permission without these matters having been addressed, the Parish Council requests that the application be determined by Planning Committee.

9. Forward Planning: The proposal site is within the settlement boundary and the scale of the proposal has been reduced from 7 to 5 dwellings in response to concerns raised at pre-application stage about the scale of development in respect of the function of Bishopstone. However, the key consideration is whether the potential adverse impact on the Conservation Area and adjacent listed buildings and non-designated heritage assets are outweighed by the benefits of providing additional dwellings. Judgements on the application of the NPPF's policy tests will therefore need to be reached following input from the Conservation Officer.

10. Conservation: Conversion of barns to residential is supported in principle, however a number of amendments were sought to the detailed design of the scheme to reduce loss of historic fabric and to ensure the development is sympathetic to the former use and function in order to be appropriate from a conservation perspective.

11. Highways: Initially recommended refusal due to insufficient information submitted in respect of vehicular visibility splays with incorrect location of ATC and the road speed survey being carried out during the school holidays. Also required passing bay to be accommodated at site access to avoid reversing movements to the detriment of road safety. Highways Officers now confirm that the correct visibility splays for the speed of the road can be shown, and therefore the road speed survey issues are thus negated. The demonstration of visibility splays can be conditioned. The passing bay has now been provided. Highways Officers recommend no objection be raised subject to conditions.

12. Landscape: No objections to the proposal, subject to suitably worded condition. The vegetation is an important part of the character of the site and the roadside and it must be retained and protected during the construction. Requires trees survey to be submitted showing all trees to be retained with methodology and alignment of protective fencing considered.

13. Ecologist: This is an extremely important site for bats, including one of Britain's rarest species. Additional information/clarification was requested and submitted during the course of the application which was further reviewed by the Ecologist. Ecology recommendations set out in Section 5 of the Bat Roost Survey Report (v6 Final Amended, Colmer Ecology, January 2019) should be conditioned. An external lighting strategy must be agreed prior to works starting on site. This can be conditioned.

14. Contaminated Land Officer: Due to limited information accompanying the application it cannot be determined whether land contamination is relevant to this application. Request for appropriately worded contaminated land assessment conditions.

#### Planning Considerations:

15. The relevant planning considerations with regard to the assessment of the application are the principle of the development, the impact upon the character and appearance of the Conservation Area, the impact upon other heritage assets, highway issues and residential amenity, and in these respects whether the proposals are in accord with the provisions of the relevant policies of the Swindon Borough Local Plan 2026 (2015), the National Planning Policy Framework 2018, Planning Practice Guidance 2014. Other issues raised within the representations received will also be covered.

#### Planning Policy:

16. The Swindon Borough Local Plan (SBLP) 2026 was adopted on 26th March 2015. The following policies of this plan are relevant:

#### Adopted Swindon Borough Local Plan 2026

- SD1 (Sustainable Development Principles): seeks the delivery of sustainable development and communities
- SD2 (The Sustainable Development Strategy): aims to meet Swindon's development needs whilst protecting the Borough's most important assets
- SD3 (Managing Development): seeks to oversee the delivery of sustainable growth
- DE1 (High Quality Design): requires high quality design for all development
- HA1 (Mix, Types and Density): seeks a variety of densities, house types and sizes whilst ensuring that the proposal respects the character of the area
- HA2 (Affordable Housing): seeks all developments of 15 homes or more, or on sites larger than 0.5 hectares to provide 30% affordable homes



- TR1 (Sustainable Transport Networks): seeks to reduce the need to travel, and support and encourage the sustainable, safe and efficient movement of people and goods
- TR2 (Transport and Development): requires development provides access that is appropriate to the scale, type and location without detriment to highway safety and local amenity and that parking provision is provided in accordance with the Councils adopted Parking Standards
- IN1 (Infrastructure Provision): deals with infrastructure provision of developments
- EN3 (Open Space): seeks residential development provides or contributes towards public open space in line with open space standards
- EN4 (Biodiversity and Geodiversity): requires all development, where appropriate, shall protect and enhance biodiversity and provide net local biodiversity gain
- EN5 (Landscape Character and Historic Landscape): seeks to protect and enhance the quality of the environment
- EN10 (Historic Environment & Heritage Assets): deals with the protection of the historic environment.

17. Also of relevance are the adopted Swindon Residential Design Guide (SRDG) (2016), Supplementary Planning Guidance Note: Technical Guidance on Parking Standards (2007), Bishopstone Conservation Area Appraisal and Management Plan (2006) and The North Wessex Downs AONB Management Plan (2004).

18. The revised National Planning Policy Framework was published in July 2018. It sets out the Government's planning policies for England and how these are expected to be applied. Of particular relevance are sections: 5: 'Delivering a sufficient supply of homes', 8 'Promoting healthy and safe communities' 9 'Promoting sustainable transport', 11 'Making effective use of land', 12 'Achieving well-designed places', 15 'Conserving and enhancing the natural environment' and 16 'Conserving and enhancing the historic environment'.

#### Principle of Development:

19. Policy SD1 of the Swindon Borough Local Plan states that to enable the delivery of sustainable development and support sustainable communities in the Borough, development proposals will: be of high quality design; promote healthy, safe and inclusive communities; respect, conserve and/or enhance the natural built and historic environment; be accessible by walking, cycling and/or public transport. These matters will be addressed within the following sections of this report.

20. The Development Strategy is defined in adopted Swindon Borough Local Plan Policy SD2. Policy SD2 delineates between the parts of the Borough in which the principle of development would be generally acceptable (within settlements) and those where it generally would not (in the countryside). The policy limits development in the countryside, defined as those areas that are not within a settlement boundary. Policy SD2 states that at other villages in the Borough (which includes Bishopstone), proportional to their size and function, development will be supported within the rural settlements boundaries as shown on the policies map. The application site lies within the defined settlement boundary of Bishopstone. Bishopstone is a relatively small village comprising of approximately 200 dwellings with a limited range of facilities including a church, village hall and small primary school but no shops and limited public transport. The issue of proportionality was raised at pre-application stage and the applicants have responded to these concerns by reducing their proposal from 7 dwellings at the outset down to 5 new dwellings, which is not

considered to be disproportionate or out of context to the size of the village. On this basis, the proposal is considered to be in full accord with Policy SD2 and the principle of residential development in this location is acceptable.

#### Design, Layout and Impact upon Heritage Assets:

21. Swindon Local Plan Policy DE1 states that high standards of design will be required for all types of development. The adopted Residential Design Guide also requires high design standards as well as providing guidance on layout, context and character amongst other factors. The NPPF also promotes well-designed places.

22. Policy HA2 of the Swindon Local Plan states densities, house types and sizes should respect the character of the surrounding area. The proposal provides 5 no. family sized homes each with 3-4 bedrooms and adequately sized private external amenity space which is considered to respect the density, house types and sizes of the surrounding area.

23. In determining any planning application, special attention shall be paid to the desirability of preserving listed buildings and preserving or enhancing the character or appearance of Conservation Areas as set out in sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Regard should also be given the relevant parts of the National Planning Policy Framework 2018, in particular paragraphs 184-202. The NPPF at paragraph 193 requires great weight to be given to a designated heritage asset's conservation.

24. Policy EN10 of the Swindon Local Plan states Swindon Boroughs historic environment shall be sustained and enhanced and proposals for development affecting heritage assets shall conserve and where appropriate enhance their significance and setting. Further, any development proposal that would affect a locally important or non-designated heritage asset, including its setting, will be expected to conserve its significance.

25. The proposal site is located within the Bishopstone Conservation Area, with the walls of the farm which align to the east, north and western boundaries being Listed Grade II. The northern gable of existing barn 7 forms part of the listed wall and therefore as a result of this attachment, the Conservation Officer deems this barn would benefit from this listing. To the rear of the site is the Parish Church of St Mary which is listed Grade I. The Prebendal Farmhouse, existing barns 8,6 and Bramling Cottage to the west are key buildings of local interest and have the status as non-designated heritage assets.

26. The rural setting of the village is a defining characteristic of the Conservation Area. The areas trees and vegetation are noted as making a positive contribution to the character of the Conservation Area and in particular, the area of land directly to the south of the application site is an area identified as important green space which is lined with mature trees and provides a semi-formal raised footway creating a pedestrian link into the village. It should be noted that formal footpaths are uncommon within the village. The Bishopstone Conservation Area Appraisal also notes "working farm buildings on the edge of village (Eastbrook, Prebendal and Forty Farm) are an integral part of the village fabric" and "link the settlement to its agricultural origins".

27. The application proposes to demolish barns 9, 10, 11 and 12 and a silo which are part of a later phase of development of the farm with their materials consisting of metal sheeting and timber boarding. Whilst these buildings are part of the functioning of the farm and are

agricultural in appearance, they are rather large and detract from the appearance of the original farm buildings. For these reasons, there are no objections from a conservation perspective to their demolition. At pre-application stage, it was also proposed to demolish barn 7, however this was more problematic from a conservation perspective given that this barn was part of the original configuration of barns and contributes to the character and appearance of the area as well as the setting of the listed church and wall. The current application involves the retention of barn 7.

28. The proposed change of use of the barns to residential is supported in principle from a conservation perspective as the application enables the optimum use of the buildings and has heritage benefits in terms of future management of historic fabric and cyclical maintenance. However, conversions need to be undertaken carefully in order to preserve the agricultural character of the buildings and not result in excessive residential paraphernalia and clutter which could adversely impact the on character and appearance of the Conservation Area and the setting of nearby designated and non-designated heritage assets.

29. Plot 1 consists of the conversion of existing barns 1 and 2. Barn 1 appears to have been a former open sided shed for keeping animals, however the eastern side has been blocked up with concrete. The Conservation Officer sought amendments to the scheme as initially presented on the basis that as the barn was formerly open sided, more should be done through the design to reinstate or interpret these openings with larger piers in between the glazing that replicate the location of the trusses above, which would have typically been the original appearance. Further it was noted that the thin windows do not reflect the historic nature of the building and the double width doors appear too wide and not reflective of the width of the trusses above. Revised plans have been submitted to address these concerns, with amendments to the façade including timber posts inserted to match the roof trusses and larger areas of glazing in between 3 of the 5 bays with timber cladding to the remaining two bays. This creates a much more authentic scheme replicating the original size of the openings and is appropriate from a conservation perspective, achieving high quality design which respects existing context and character in accordance with Policy DE1 and EN10 of the SBLP.

30. Plot 2 comprises of the conversion of existing barn 6, which is noted as being a building of significant local interest (a non-designated heritage asset). The initial design presented 2 dormer windows which were considered to appear awkward and create unnecessary clutter making the building appear overly residential. Concern was also raised with the covering of an existing stone wall to the façade in cladding, whilst the opening in the gable wall was deemed to be excessive in size and not reflective of the agricultural form and function of the building. The dormer windows have now been removed and replaced with roof lights, along with amendments to the reduction and re-arrangement of the fenestration to the front and side elevation. The fibre cement cladding applied to the ground floor has now been removed, with the stone wall retained, thereby improving the authenticity of the scheme. It is now considered that the proposal preserves the significance of this non-designated heritage asset in respect of its agricultural character, architectural form and historic interest and is appropriate in design terms in accordance with Policy EN10 and Policy DE1 of the SBLP and the provisions of the NPPF.

31. Plot 3 consists of the conversion of existing barn 7 which runs north to south and the erection of a new building which is orientated east to west and connects to existing barn 7

via a frameless glazed section. The existing barn and new build component will form 1 no. dwelling. Barn 7 is one of the historic buildings on site and also attached to the historic listed wall, therefore it is deemed that this barn needs to be the focus of the plot in any proposal to construct a new build component. Concern was raised with the initial scheme which presented the new build component positioned forward of the historic building (barn 7) as well as being deeper in footprint and taller in height, therefore failing to demonstrate an appearance of subservience to the historic building. The scheme has now been amended with the new build component set back from the historic building with a lowered ridge height, thereby achieving appropriate subservience to the historic building, in accordance with Policy DE1 and EN10 of the SBLP. The layout of barn 7 is roughly maintained with door insertions made to each wall to create a corridor which is generally appropriate. The use of different cladding to differentiate the new build from the existing is also appropriate. Whilst there is some removal of historic fabric to create windows and doors for the residential use, this has been kept to a minimum. Overall, it is considered the special architectural and historic significance and setting of the listed building is preserved in accordance with Policy EN10.

32. Plot 4 involves the demolition of existing barn 9 (two storey) and the replacement with a new two storey building. The existing barn had a footprint of 25 metres length x 11.5 metres width, whilst the new building will be smaller in footprint with a length of 13.5 metres x 7 metres width and a slightly lowered ridge height at 6.2 metres. Originally, there was no barn placed where barn 9 is now with views from Icknield Way into the inverted U shape of the original farm buildings. The Conservation Officer acknowledges that whilst the existing barn is much larger in footprint and quite tall, this is an agricultural barn and does not mean that a residential building of similar size or height would be equally appropriate. Whilst the proposed stone construction was welcomed to the ground floor, concern was raised that the upper storey looked top heavy and contained fenestration which appeared more residential than agricultural. Revised plans have been submitted which have replaced the zinc cladding to the walls with timber cladding and removed the fenestration from the south side elevation fronting Icknield Way, however no reduction in height has been achieved. On balance, taking into account the bulk and scale of the existing barn in this location, it is not considered that the proposed building which has a smaller footprint and is no taller in height amounts to sufficient harm to warrant refusal of the scheme, particularly considering the reduced floor area of the replacement barn means views into the site would actually be increased. The replacement building would appear similar in character and appearance to the existing barn when viewed from Icknield Way, being constructed in stone to the ground floor with timber cladding to the upper floors and no fenestration to the south side elevation fronting Icknield Way, helping to reduce the residential appearance of the building and retain a more agricultural appearance in keeping with the existing site context and character. No significant harm is created to the character and appearance of the Conservation Area and the setting and significance of the other identified heritage assets in accordance with Policy EN10 of the SBLP and the provisions of the NPPF, whilst in design terms the barn is acceptable reflecting the agricultural character of the site in accordance with Policy DE1.

33. Plot 5 consists of the conversion of existing barns 3 and 4. Existing fenestration is utilised with doorways inserted into the internal layout in order to make rooms connect. The initial scheme appeared to show that the main doors to the front and rear were to be lost as a result of glazing and it was suggested more work should be done to incorporate the timber doors into the scheme, either as a security shutter like mechanism or able to be pegged back onto the wall. Revised plans now show the timber doors as retained and pegged back

onto the walls. The design is appropriate in accordance with Policy DE1 of the SBLP, whilst preserving the character of the conservation area and setting of surrounding designated and non-designated heritage assets in accordance with Policy EN10.

34. Existing barn 5 is to be converted to accommodate parking for plots 5, 4 and 1. As the barn is quite narrow, it is proposed to erect a small flat roofed canopy to the eaves which is constructed of aluminium to allow sufficient space for vehicles to be parked. The building forms an open car port structure and it is considered appropriate to remove permitted development rights to allow the construction of garage doors, in order to keep the building open and reduce unnecessary residential clutter.

35. Paragraph 193 of the NPPF sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to 'substantial harm', 'total loss' or 'less than substantial harm' to its significance. Harm to the significance of a designated heritage asset can arise from its alteration, destruction, or from development within its setting.

36. In the case of the proposal site, the setting of the church, listed wall, barn 7, Prebendal Farmhouse, Bramling Cottage, existing barn 6 and 8 as well as the character and appearance of the Conservation Area, is defined by the rural, agricultural character. The main harm caused as a result of the development is through the change of use of the barns to residential and physical alterations to the barns, along with the additional built form which impacts upon the rural, agricultural setting of the designated and non-designated heritage assets, harming their significance. Further the proposal has a direct impact on historic barn 7 (designated heritage asset) and barn 6 (non-designated) as well as the listed wall, due to alterations which impact the architectural and historical significance of these structures.

37. It is considered that the proposal would maintain the rural character and setting of the site and wider Conservation Area, resulting in minimal removal of trees and vegetation, utilising an existing access from Icknield Way and retaining the existing layout of the farmstead. The barns which are to be retained and converted for residential will be converted in a sympathetic manner, retaining historic fabric and existing openings or replicating former openings whilst minimising new fenestration. The converted barns will appear authentic, retaining an agricultural appearance, thus preserving the setting and significance of the Conservation Area and surrounding heritage assets. The scale and design of the new build elements is not considered to add significant built form within the rural context of the site, particularly considering the demolition of the large modern agricultural barns at the centre of the site. The new build element to Plot 3 (existing barn 7), will appear subservient to the listed historic barn 7, and will be located no closer than the existing development to the Grade I listed Parish of St Marys Church, thus preserving the setting of the church. Although there will be some removal of historic fabric for the windows and doors to facilitate the conversion of barn 7, this has been kept to a minimum and overall, the works to the barn will preserve both its integrity and special architectural and historic interest. The alterations to barn 6 (non-designated heritage asset) also retain the agricultural character of this building and its architectural and historic interest. The repairs to the listed wall, which will be subject to condition to provide further detail to ensure traditional construction methods and materials are used, will prevent further erosion/decay of the wall, thus preserving its significance and the setting of the heritage assets. Further, it should be noted there are no alterations to existing barn 8 (non-designated heritage asset) and that

the rural setting of this heritage asset is maintained. Overall, it is considered the proposal will maintain the rural setting of the site and agricultural character of the barns, thus preserving the setting and significance of the heritage assets in accordance with Policy EN10 and the provisions of the NPPF. Further, the special architectural and historic interest of the listed structure and building of local interest will be preserved in accordance with Policy EN10 and the provisions of the NPPF.

38. The Planning Practice Guidance sets out that whether a proposal causes 'substantial harm' will be a matter for the decision maker and, in general terms, 'substantial harm' is a high test, so it may not arise in many cases. In this case, it is not considered that the harmful impacts on the Conservation Area and to the setting and significance of the listed building, wall and other non-designated heritage assets would attain this high threshold. For the reasons set out above, the harm to the significance of the designated and non-designated heritage assets is deemed to amount to "less than substantial harm".

39. Paragraph 196 of the NPPF requires that where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate securing its optimum use. Further, paragraph 197 states the effect of an application on the significance of non-designated heritage assets should be taken into account and a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

40. It is necessary to determine what, public benefits the proposal will bring about in order that they can be weighed against the 'less than substantial harm' to the setting and significance of the designated and non-designated heritage assets. In this case, the public benefits are identified to be the benefits to the long term preservation of the historic buildings and wall which the change of use would bring about through maintenance and restoration, whilst also providing much needed housing to contribute to the Borough's 5 year housing supply short fall. It is deemed that this public benefit will outweigh the 'less than substantial harm' (and at the lower end of less than substantial harm) caused to the setting and significance of the designated and non-designated heritage assets. The proposal will therefore comply with the NPPF and Policy EN10, preserving the setting and significance of the designated heritage assets identified, including the Bishopstone Conservation Area, the listed building and wall within the site, Grade I Listed Parish Church of St Mary and the other identified non-designated heritage assets including Bramling Cottage, Prebendal Farm House and existing barns 6 and 8.

#### Highway Access and Parking Provision:

41. Policy TR1 (Sustainable Transport Networks) seeks to reduce the need to travel, and supports and encourages the sustainable, safe and efficient movement of people and goods, whilst Policy TR2 (Transport and Development) requires that development provides access that is appropriate to the scale, type and location without detriment to highway safety and local amenity and that parking provision is provided in accord with the Councils adopted Parking Standards. The NPPF at paragraph 108 requires development to provide safe and suitable access and at paragraph 109 details that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

42. The site fronts Icknield Way, a classified highway. The site is abutted by existing low

density residential development and lies within a reasonable walking distance of services and facilities within Bishopstone, including bus services. The principle of residential development at this location is therefore acceptable on accessibility grounds in accordance with Policy SD1. The development proposes utilising the existing access from Icknield Way and closing the West End Lane access. The West End Lane access falls outside of the applicants ownership and it has not been demonstrated that the required visibility splays here could be achieved. In respect of the Icknield Way access, Highways Officers initially were unable to support this access due to insufficient information submitted in respect of vehicular visibility splays with the incorrect location of ATC and the road speed survey being carried out during the school holidays. They also required a passing bay to be accommodated at the site access to avoid reversing movements to the detriment of road safety. Highways Officers now confirm that the correct visibility splays for the speed of the road can be shown, and therefore the road speed survey issues are negated. A passing bay has now been provided to the highway officer's satisfaction, avoiding potential reversing movements onto Icknield Way. Highways officers recommend no objection be raised to the scheme, subject to conditions. The scheme is deemed to be in accordance with Policy TR1 and TR2 of the adopted Swindon Borough Local Plan and the NPPF.

43. To comply with the Councils adopted Parking Standards, all dwellings must provide two parking spaces (three parking spaces in the case of a dwelling exceeding 5 bedrooms). Provision for secure cycle parking at a rate of one per unit must also be provided. The layout plan shows adequate parking for each dwelling with 2 spaces per dwelling accommodated within double garages along with cycle storage for each dwelling and 6 visitor parking spaces, in accordance with Swindon Borough Council's Parking Standards and Policy TR2.

#### Residential Amenity:

44. Policy DE1 of the Swindon Local Plan 2026 requires consideration of amenity in terms of light, privacy, outlook, noise, disturbance, smell, pollution and space when considering development proposals.

45. The nearest residential properties to the development site are Brambling Cottage and Summer Cottage to the west, Prebendal Farmhouse to the east and residential properties to the south on the opposite side of Icknield Way. As most of the barns are existing and the new replacement building at Plot 4 will be of a lesser scale than the former barn, the proposal will have limited impact on neighbouring properties in respect of loss of light, outlook or visual dominance. Further, it is considered existing amenity levels in respect of privacy will be maintained. The neighbour at Brambling Cottage raised concern in respect of overlooking from the rear dormer windows proposed for plot 1. These windows were roof lights as opposed to dormer window, but have now been removed from the scheme, thus addressing the neighbours concerns in this respect. Whilst there will undoubtedly be some increase in noise associated with a residential development of 5 dwellings, there is no reason to suggest that this would be unacceptable, particularly considering the noises of the former working farm.

46. It is evident that the future residents of the development would also benefit from suitable amenity levels in terms of privacy levels, outlook and access to light. Each dwelling would also benefit from an adequately sized private garden space. With regard to residential amenity the development is compliant with Policy DE1 of the adopted SBLP and the Residential Design Guide.

#### Landscape and Trees:

47. Policy EN5 of the Swindon Borough Local Plan seeks to protect and enhance the character and quality of the environment, and development will only be permitted where it takes account of this. The village of Bishopstone is located within the North Wessex Downs Area of Outstanding Natural Beauty, with the development site abutting the AONB boundary to the south. Part C of Policy EN5 states that proposals which are within or abut the AONB must accord with the relevant criteria set out in the AONB Management Plan and paragraph 172 of the NPPF acknowledges that great weight should be given to conserving landscape and scenic beauty. The Council's Landscape Officer raises no objection to the principal of the scheme, although notes that the vegetation is an important part of the character of the site and the roadside and it must be retained and protected during the construction stage. A detailed tree survey was requested. An arboricultural report has now been submitted indicating the trees on site to be retained and protective measures. This is deemed to be acceptable by Landscape Officers.

#### Biodiversity:

48. The NPPF requires biodiversity to be taken into consideration during the determination of applications, with any harm to biodiversity suitably mitigated. Policy EN4: Biodiversity and Geodiversity of the Swindon Borough Local Plan is also relevant. The planning application is supported by a Bat Roost Survey Report which has identified that the farm buildings are extremely important for bats, with one of the species confirmed roosting in the buildings being one of the most protected species in Britain. The Council's Ecologist requested further information and clarity during the processing of the application. The applicant subsequently provided this, including an updated bat roost survey with ecology recommendations including mitigation measures and it is now felt that, subject to conditions the development will cause no unacceptable biodiversity related harm and is thus compliant with Policy EN4 of the adopted SBLP and the NPPF. It must however be conditioned that an external lighting strategy is submitted and agreed prior to works starting on site.

#### S106 Planning Obligations:

49. In accord with Policy HA2 of the Swindon Borough Local Plan, affordable housing will be sought on all suitable sites proposed for development that comprise 15 or more dwellings or on sites of 0.5 hectares or more. The proposed development is for 5 units and the site area is 0.41 hectares. Therefore there is no obligation to provide affordable housing.

50. Under the provisions of the on-line Planning Practice Guidance Paragraph: 023 Reference ID: 23b-023-20190315 (Revision date: 15 03 2019), this site falls under the definition of a small scale development site. This paragraph states that planning obligations (including for affordable housing) should not be sought from certain types of development: *"Provision of affordable housing should only be sought for residential developments that are major developments. For housing development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015."*

51. The site size and development is below the threshold for which affordable housing or open space contributions are triggered, or can be sought. For this reason, the requirements of adopted Policy EN3 (Open Space) have been overridden as a material consideration in



this instance by the PPG and s106 obligations for these should not be secured for these contributions.

#### Infrastructure Requirements:

52. The overarching infrastructure policy framework is set out through Policy IN1 of the adopted Swindon Local Plan. The Community Infrastructure Levy Charging Schedule was adopted on 26th March 2015.

53. The Community Infrastructure Levy Regulations 2010 (as amended) 'CIL Regs' came into force on 6th April 2010. The CIL Regs Regulation 122 embedded three of the five tests of Circular 05/2005 as statute. Regulation 122 states that where an item of infrastructure may be requested as a planning obligation, in order to support a decision the three following test must be satisfied:

- Necessary to make the development acceptable in planning terms
- Directly related to the Development, and
- Fairly and reasonably related in scale and kind to the development.

Compliance with Regulation 122 is therefore material to any contributions that will inform a decision to grant planning permission.

54. The proposed development constitutes CIL liable development. The site is located within the current adopted CIL Charging Schedule Residential Zone 2, and as such a CIL liable informative should be added to any decision notice issued

#### Representations which have not already been addressed:

55. With regard to the comments raised within the representations section that have not already been covered above, the following is noted:

- Bishopstone Parish Council requested a pedestrian link through the site. This has been explored with the developer, who consider that this is unnecessary as there are no pedestrian facilities outside the site to link to, and would terminate to the immediate west of the development site. Further they note formal footways are largely absent within the vicinity of the site and around Bishopstone, and as such the existing pedestrian link between the site and the centre of Bishopstone is considered appropriate and in keeping with the surrounding pedestrian network. Whilst increased pedestrian permeability to the surrounding area can be a benefit to a scheme, this factor alone could not result in sufficient reason to refuse the scheme when considering its benefits as a whole. There is no existing public right of way through the site and therefore the proposal would not result in the obstruction of any existing right of way. In short, there is no reason why the developer would be expected to provide a right of way through the site, and no reason to refuse the application on the basis that they don't provide one.
- Bishopstone Parish Council has requested traffic calming measures along Icknield Way. Given the size and scale of the development and the number of trips generated, it is not necessary or reasonable to condition that this is provided.
- Bishopstone Parish Council raised concern with the loss of an existing tree to accommodate an on-site passing bay, and the urbanisation of the access. The proposed passing bay has been reduced in size and the existing Yew tree is to be retained, reducing urbanising aspects of the access.
- The resident of Brambling Cottage has expressed a desire to move their own current parking from front of property to side and would like to understand how this could be integrated. However, this does not form part of the consideration of the current

application and the relevant permission for this property would need to be applied for and assessed separately.

- The resident of Brambling Cottage also raised concern regarding works to the party wall/retaining wall to rear of their property. This is not a matter for planning and must be covered under Party Wall legislation.

#### Conclusion:

56. The principle of residential development is acceptable at this location, being within the rural settlement boundary of Bishopstone and the number of units being proportional to the function and size of the village. Special attention has been paid to the desirability of preserving listed buildings and preserving or enhancing the character and appearance of the Bishopstone Conservation Area. The proposed development is considered to have been carefully designed to respect its historic setting within the Conservation Area, retaining and reflecting the former agricultural character of the site and preserving the setting and significance of nearby designated and non-designated heritage assets. The proposal will result in 'less than substantial harm' (and at the lower end of the scale) to the setting and significance of these heritage assets. The scheme has benefits for the maintenance and long term preservation of the existing historic farm buildings and listed boundary wall, which together with the provision of much needed housing to contribute to the Boroughs 5 year housing supply short fall, is considered to outweigh the 'less than substantial harm' identified to the heritage assets. The proposal will safeguard the amenity of existing residents whilst also providing a good standard of amenity for new residents. The proposal is supported in Highway terms, providing safe and suitable access and sufficient parking facilities. For these reasons, it is recommended the application be GRANTED subject to Conditions.

#### Recommendation:

57. That Planning Permission be GRANTED with Conditions.

### 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 requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. This decision shall be in respect of the following drawing numbers, plans and information received by the Local Planning Authority:

Existing Plans: 17020-02, 17020-03, 17020-04, 17020-05, 17020-06, 17020-07, 17020-08, 17020-09 received on the 22nd October 2018

Proposed Plans: 101631-T-004 Rev A, 101631-T-003 Rev A, 17020-16 received on the 22nd October 2018, 17020-11 Rev B, 17020-12 Rev C, 17020-13 Rev B, 17020-15 Rev B, received on the 12th March 2019 and 17020-14 Rev C received on the 18th March 2019, 101631-T-005 Rev B received by the Local Planning Authority on the 20th March 2019 and 17020-10 Rev D received by the Local Planning Authority on the 21st March 2019.

Supporting Information: Planning Design and Access Statement received 22nd October 2018, Condition Appraisal of Redundant Agricultural Buildings (dated 22nd May 2017)

received 22nd October 2018, Bat Roost Survey Report (dated January 2019) received 11th February 2019, Heritage Statement (dated July 2018) received 22nd October 2018, Transport Assessment Report (dated 20th August 2018) received 22nd October 2018, Arboricultural Impact Assessment (dated 25th January 2019) received 11th February 2019. Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

3. Notwithstanding the approved plans and prior to the commencement of the proposed works, full details of the following shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, unless further consent in writing is given by the Local Planning Authority.

- i) Full details of any new hard landscaping materials, details of soft landscaping and boundary treatments that divide properties, details of brick piers to entrance;
- ii) Details of the methodology utilised in repairing and applying new lime pointing to the historic wall and Plot 3,
- iii) Details of the proposed ramp to proposed Plot 3 including details of any associated hand rail and balustrading;
- iv) Details of how the structural defects as raised in the Surveyor's report are to be dealt with, such as cracking to walls, roof reinforcement and rebuilding/ repair of walls;
- v) Full details consisting of sections at a minimum scale of 1:5 and elevations at 1:20, of all window joinery including exterior finish, glazing bar arrangement, method of opening and thickness of glazing panel;
- vi) Full details and location of proposed external pipes, vents and flues, including their colour and projection from the façade/roof

Reason: To ensure the details and appearance of the development is satisfactory and to preserve the special interest of the conservation area and historic buildings

4. Prior to the occupation of any residential development hereby permitted, the boundary treatments shall have first been installed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be retained in accordance with these approved details unless approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and to ensure the character and appearance of the development is acceptable.

5. Notwithstanding the submitted plans, the vehicular access to serve the new development shall not be brought into use until visibility splay lines have been submitted to and approved in writing by the LPA, extending from a point 2.4m back along the centre of the access (measured from the public road carriageway edge) to a point on the nearer carriageway edge of the public road 43m distant in both directions, and the area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between those points at a height of between 0.6m and 2.1m above the adjacent carriageway level.

Reason: To ensure that adequate visibility is provided for the duration of the use and maintained in the interests of highway safety.

6. The vehicular access to serve the new development shall not be brought into use until the passing bay is provided in accordance with dwg no.17020-10 Rev D and 101631-T-005 Rev B and shall thereafter be retained for as long as the development remains on site

Reason: In the interest of highway safety.

7. Construction work associated with the development hereby permitted shall only take place between 08:00 - 18:00 Monday - Friday and 08:00 - 13:00 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of amenity.

Reason: To ensure the details and appearance of the development is acceptable

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order), no development as specified in Schedule 2 Part 1 Classes A-H, other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development and to safeguard the character and visual amenities of the area

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the garaging serving Plots 1, 4 and 5 shall be retained as an open car port and no garage doors shall be installed.

Reason: To preserve the special interest in the historic buildings

10. The proposed rooflights shall be of a 'conservation type' which finishes flush and does not protrude from the plane of the roof.

Reason: To preserve the special interest of the historic buildings and avoid an unsatisfactory appearance and clutter to the roof.

11. No glass other than obscure glass manufactured to a privacy level of 4 or above shall be used in the glazing of the first floor windows in the south side elevation of Plot 2 and the west side elevation of Plot 4.

Reason: In the interests of residential amenity.

12. Prior to the occupation of any residential unit hereby permitted, the vehicular parking facilities shall have first been provided in accordance with the submitted plan [drawing no 17020-10 Rev D], and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure adequate parking facilities are available within the site.

13. Prior to the occupation of any residential unit hereby permitted, cycle parking facilities shall have first been provided on site in accordance with the submitted plan [drawing no 17020-10 Rev D]. The bicycle parking facilities shall thereafter be kept available for such use at all times and for no other purpose.

Reason: To promote and encourage sustainable transport and travel.

14. Prior to the first occupation of the development hereby permitted, the bin storage areas shall have first been provided as per the approved plans and shall thereafter be retained for as long as the development remains on site.

Reason: In the interest of amenity.

15. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously

been submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be made available to the Local Planning Authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any development begins.

Reason: To ensure any contamination of the site is identified and appropriately remediated.

16. In the event a remediation scheme is required as set out by the circumstances in Condition 15, the remediation scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.

Reason: To ensure any contamination of the site is identified and appropriately remediated.

17. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures.

Reason: To ensure any contamination of the site is identified and appropriately remediated.

18. The development shall proceed in accordance with the bat mitigation scheme supplied with the application 'Bat Roost Survey Report (v6 Final Amended, Colmer Ecology, January 2019)', together with the ecology recommendations set out in Section 5, subject to any variation required by Natural England under the licence issued,

Reason: To safeguard and mitigate against harm to bats identified on site and in the interests of ecological enhancements.

19. Prior to the commencement of works on site, an external lighting strategy which includes details of lighting in the open garages, shall be submitted to and approved in writing by the Local Planning Authority in accordance with "Bats and artificial lighting in the UK" (Institute of Lighting Professionals, 2018).

Reason: To safeguard and mitigate against harm to bats identified on site

20. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall:

- i. specify the type and number of vehicles;
- ii. specify the point of construction access and access route to the site;
- iii. set out details of the parking of vehicles of site operatives and visitors;
- iv. set out arrangements for the loading and unloading of plant and materials;
- v. set out arrangements for the storage of plant and materials used in constructing the development;
- vi. set out arrangements for wheel washing facilities;
- vii. specify the intended hours of construction operations;

Reason: To reduce the potential impact on the public highway during the site preparation and construction phase(s) of development

21. Prior to the commencement of works on site in connection with the development hereby permitted, the trees shown for retention in the Arboricultural Impact Assessment & Method Statement dated 25th January 2019 shall have first been protected by the erection of temporary protective fences as shown in the Arboricultural Impact Assessment & Method Statement. The fencing shall remain until such time as, approval for removal, has been confirmed in writing by the Local Planning Authority.

Reason: To ensure that adequate protection is afforded to the trees on the site.

22. Prior to the commencement of works on site in connection with the development hereby permitted, a scheme of landscaping to include a planting schedule and timetable of works, shall have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as per the approved timetable. Any tree or shrub planted in accordance with the scheme which is removed, dies or becomes diseased within a period of five years from first being planted, shall be replaced by one of a similar size and the same species.

Reason: To ensure the appearance of the development is satisfactory.

### **Informatives**

1. CIL Liable Development: This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development. For more information on CIL visit [www.swindon.gov.uk/cil](http://www.swindon.gov.uk/cil) or telephone the SBC CIL Team on 01793 466289 or 466397 or email [cil@swindon.gov.uk](mailto:cil@swindon.gov.uk). To avoid additional financial penalties the requirements of the impact of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Information on possible exemptions that may be capable of being applied for can be found at:

[https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy) and <https://www.gov.uk/guidance/community-infrastructure-levy>. CIL remains relevant in the event that planning permission is allowed by Planning Appeal.

2. The applicant is reminded that they will be required to apply for a protected species license from Natural England. Further information can be found at:

<https://www.gov.uk/guidance/wildlife-licences>

3. In addition to this consent, please contact [gazetteers@swindon.gov.uk](mailto:gazetteers@swindon.gov.uk) or ring 01793 466378 for information and advice regarding the registration of new or revised property addresses. The naming of streets and addressing of properties within the Borough, is controlled by Swindon Borough Council under the Town Improvement Clauses Act 1847. The Act is used to make sure that any new street names, building names and numbers are allocated logically and that a unique and unambiguous address is provided for every property within the borough.

4. In the interests of safety, the applicant is recommended to incorporate fire prevention measures within the development, such as sprinkler systems. Further advice can be obtained from Wiltshire Fire Brigade by visiting [www.wfb.org.uk](http://www.wfb.org.uk)

End of Report

Application Number S/LBC/18/1710

Proposal Demolition and conversion of existing barns to create 5no. dwellings, with associated garages, landscaping, ancillary development and repairs to Grade II Listed wall.

Location: Prebendal Farm Icknield Way Bishopstone Swindon SN6 8PT



This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.

In all cases reference should be made to the submitted plans.

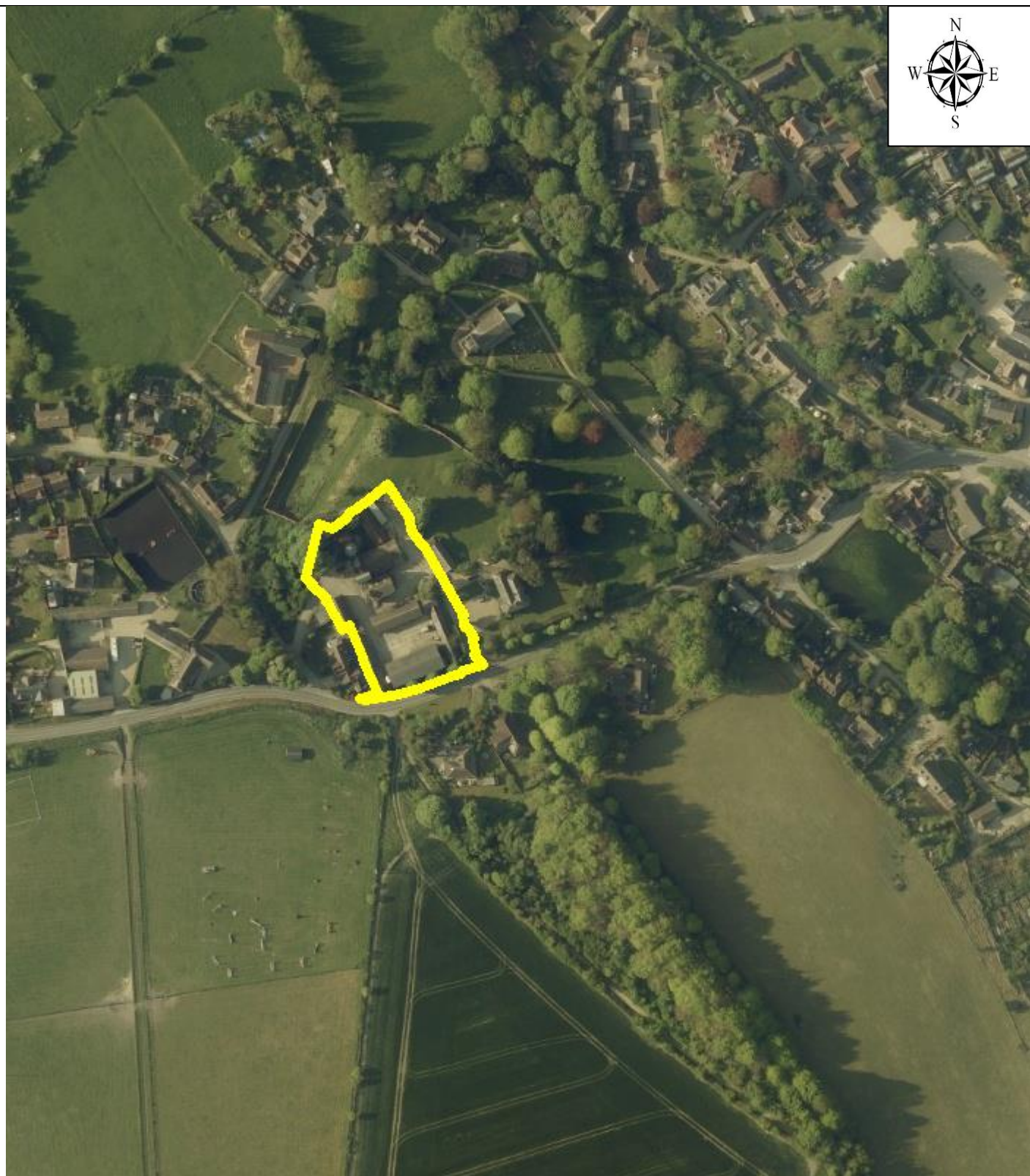
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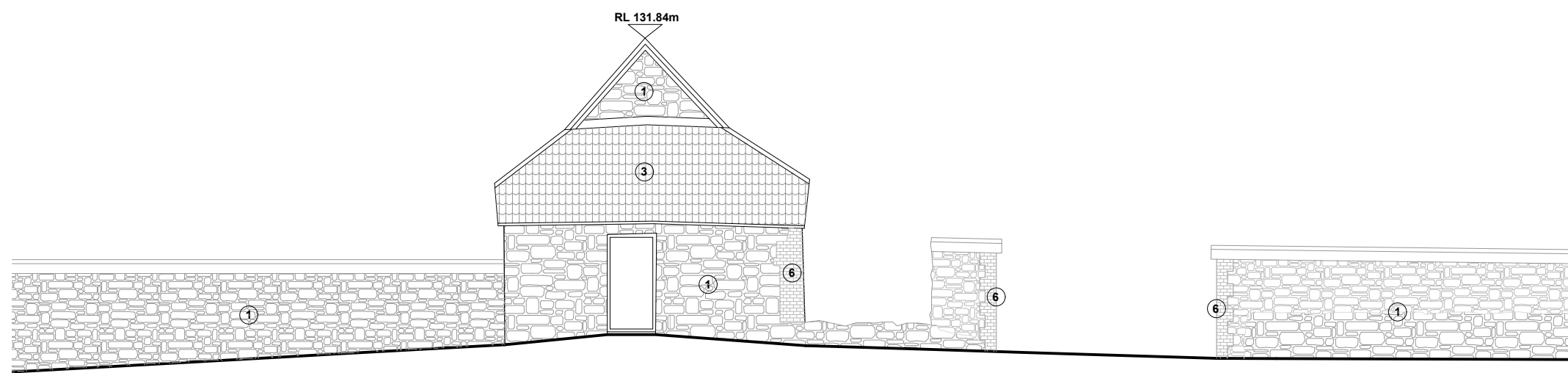
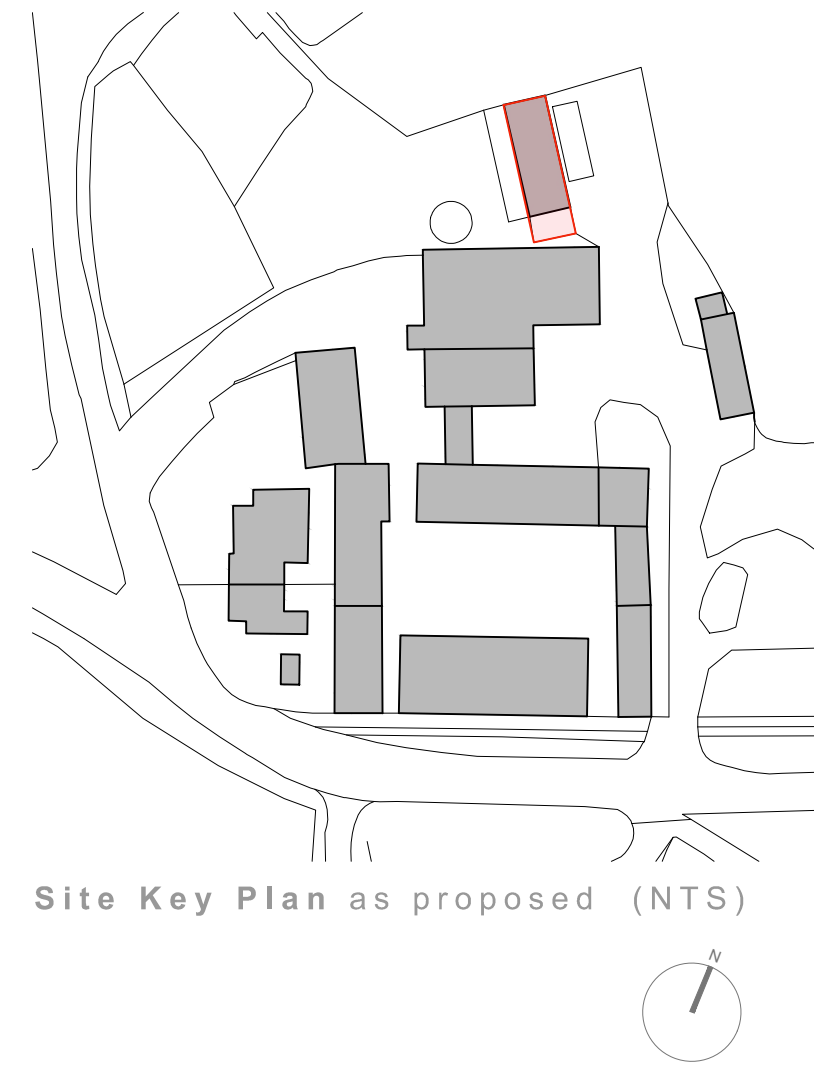


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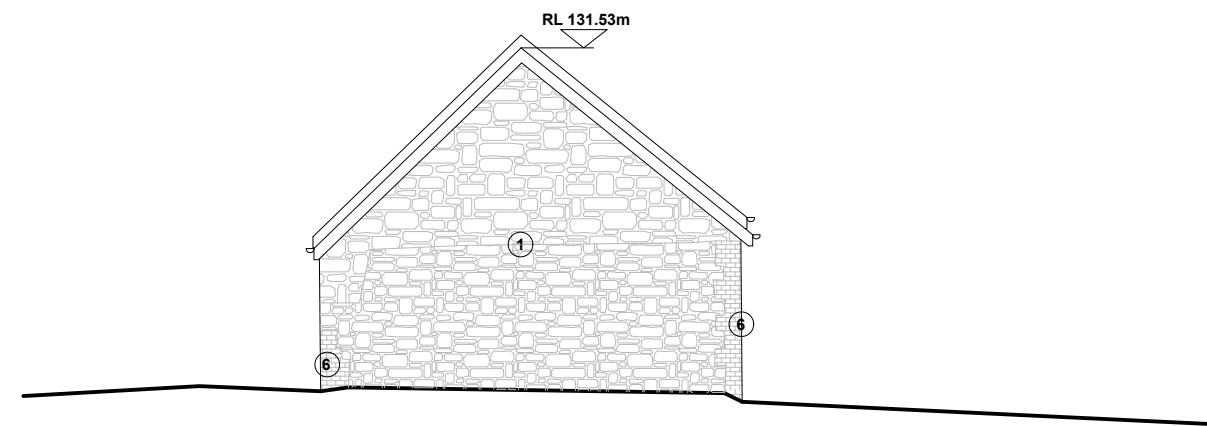
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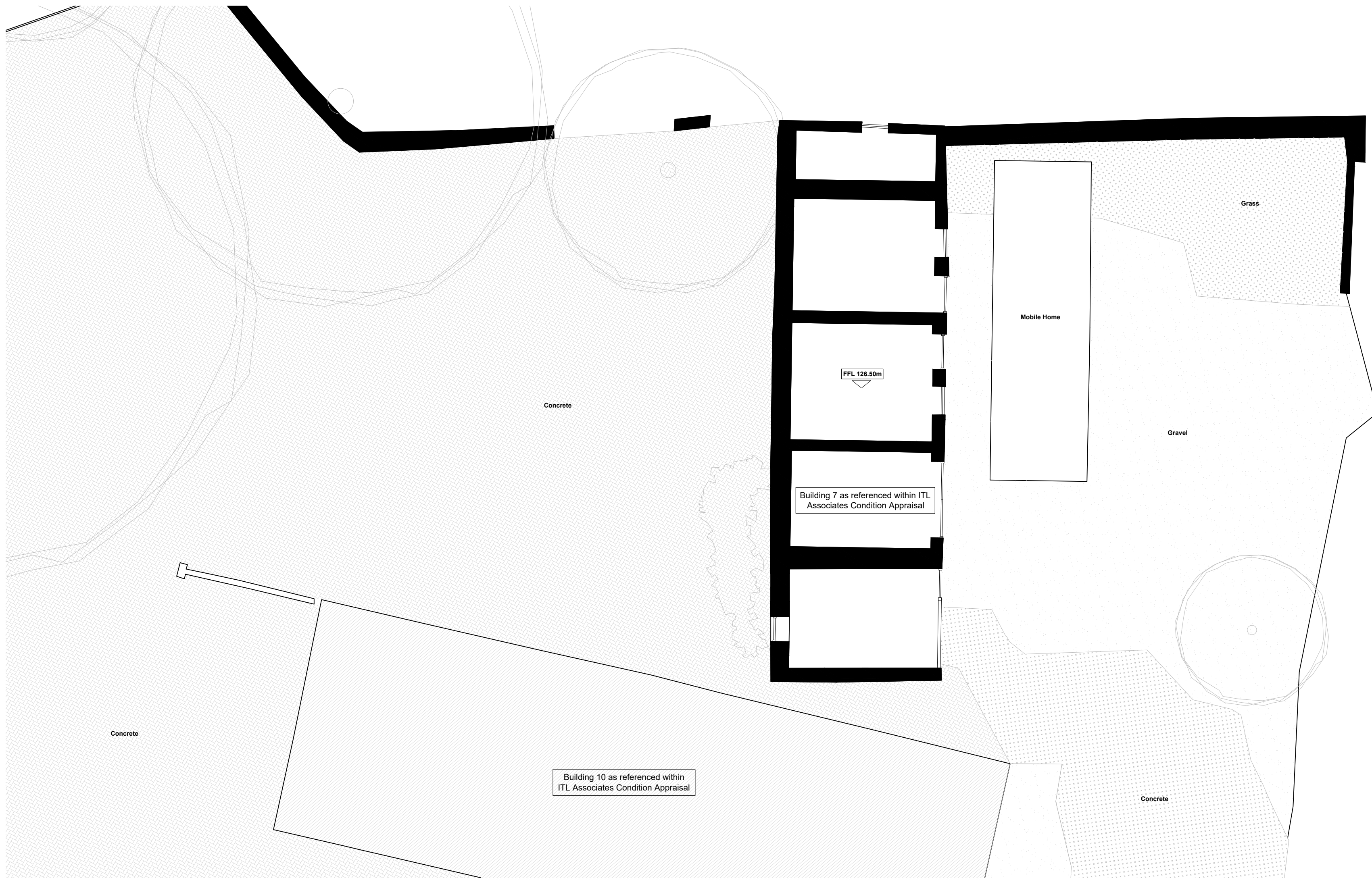




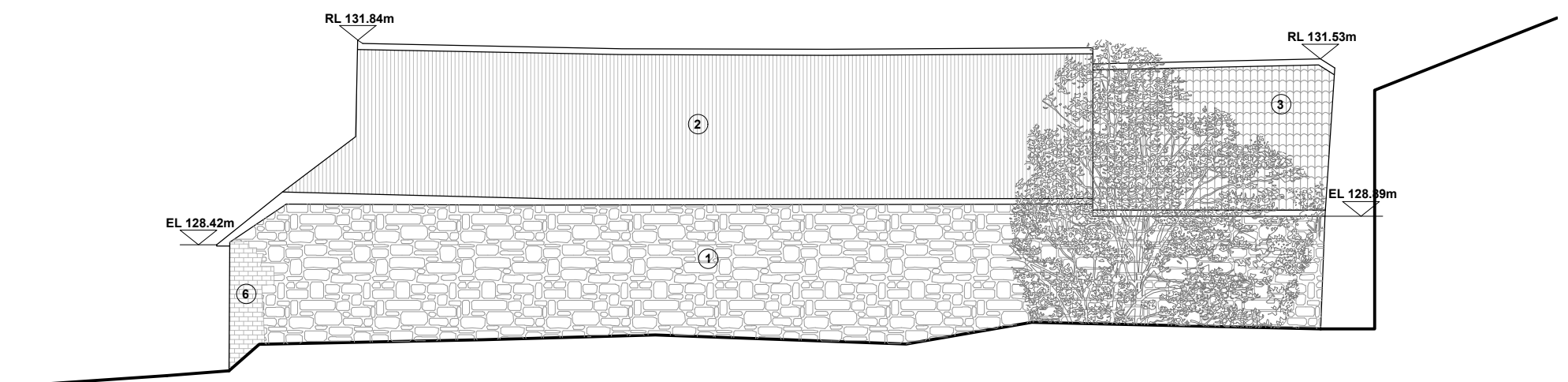
North-West elevation as proposed 1:100



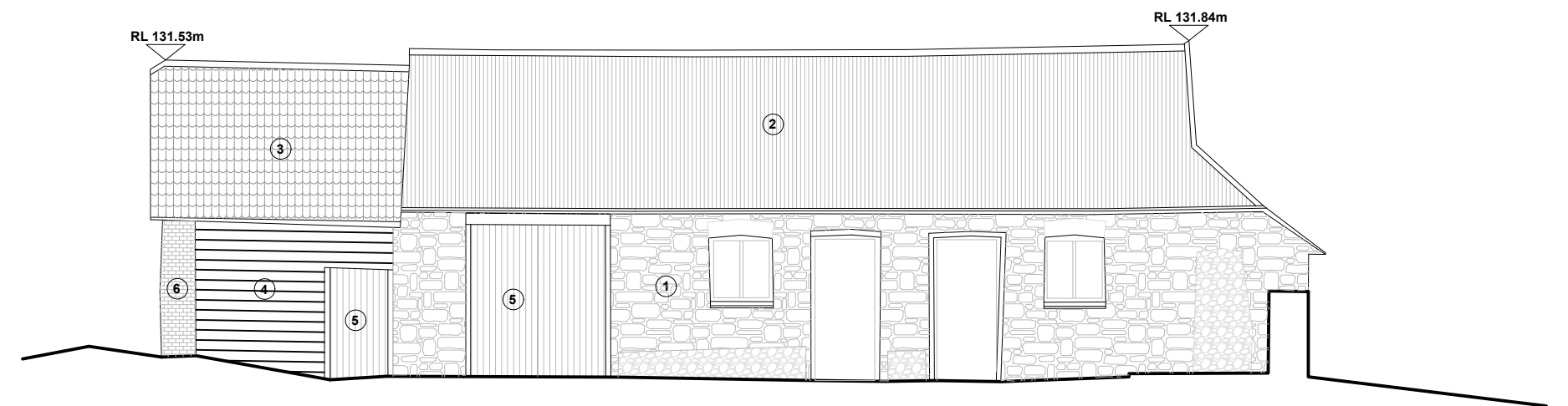
South-East elevation as proposed 1:100



Ground floor plan as proposed 1:100



South-West elevation as proposed 1:100



North-East elevation as proposed 1:100

- Key:
- 1. Rubble chalk stone
  - 2. Profiled sheeting (roof)
  - 3. Clay double Roman tiles
  - 4. Horizontal timber
  - 5. Timber doors
  - 6. Red Brick

This drawing relates to Building 7 as referenced within ITL Associates Condition Appraisal



Contractors must check all dimensions on site. Existing formations subject to further investigation. Discrepancies must be reported to Architects to await instructions before proceeding. IF IN DOUBT - ASK

Rev:	Date:	Description:

Rev:	Date:	Description:

Status	Planning
Scale	1:100 @A1
Date	June 2018
Drawn	JJ

Project	Residential Development at Prebendal Farm, Bishopstone
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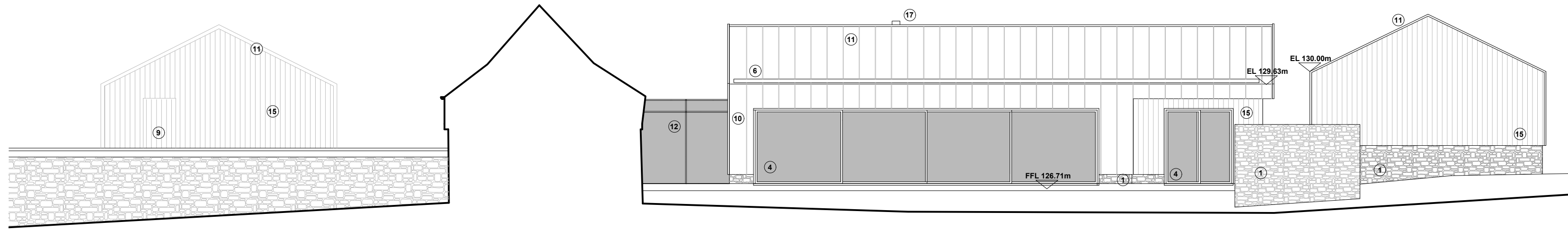
Drawing	Plot 3 - Plans & Elevations as Existing
Drwg no	Rev
17020-06	

armada house  
odhams wharf  
topsham  
oxford  
EX3 OPB  
01392 877 990  
www.tfqarchitects.co.uk  
design@tfqarchitects.co.uk

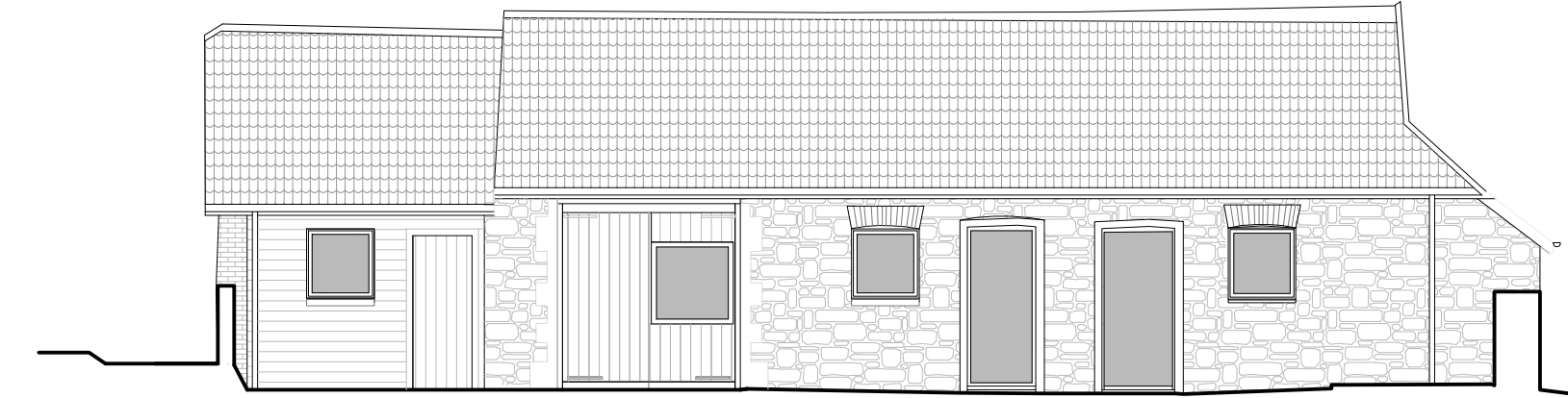




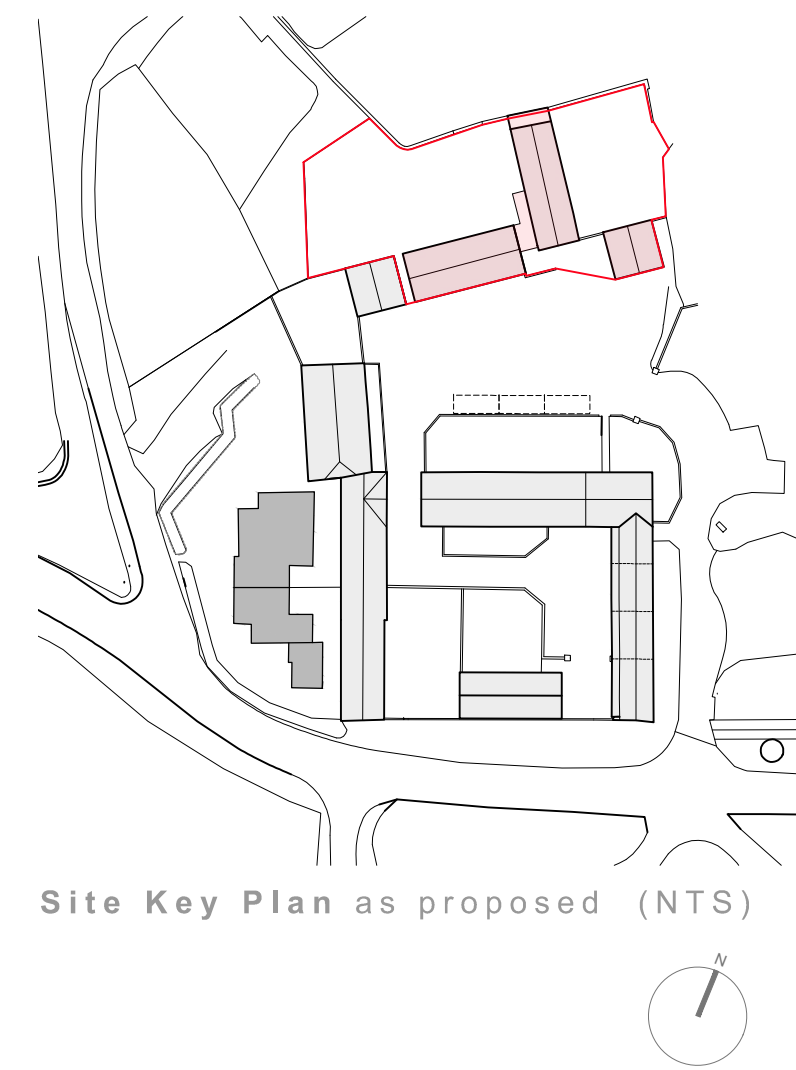
Plot 3



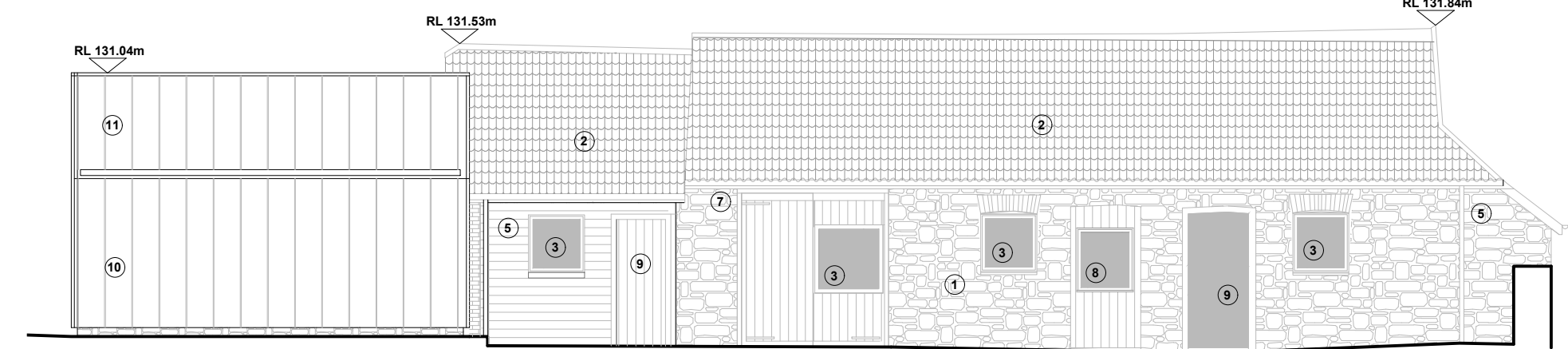
Sectional elevation EE as proposed 1:100



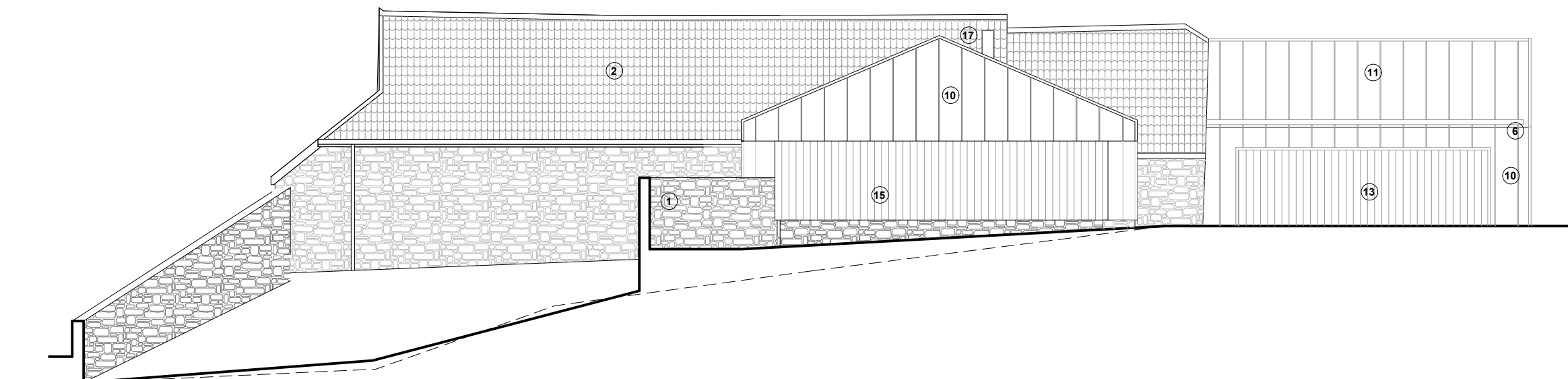
Sectional elevation DD as proposed 1:100



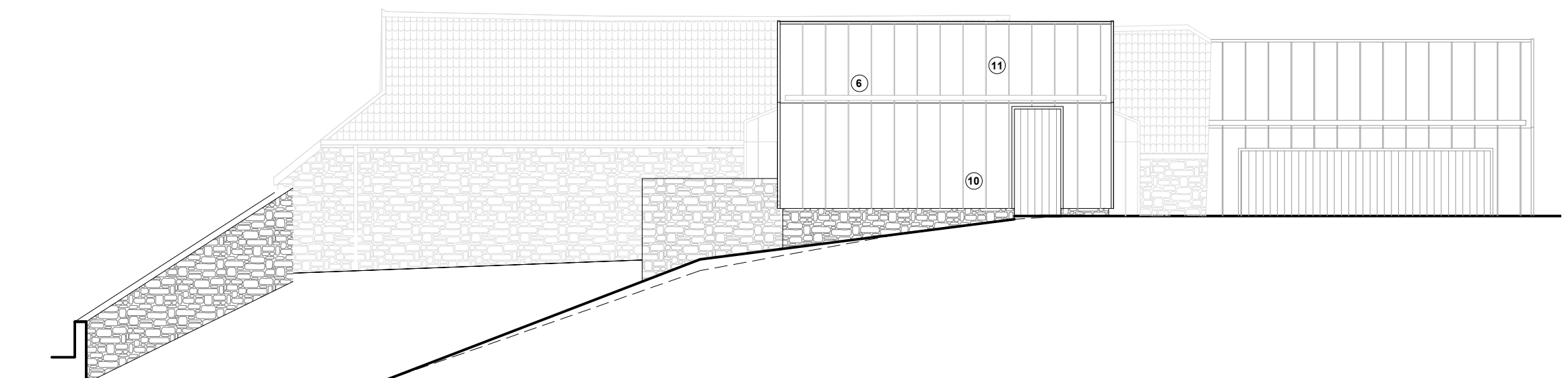
Site Key Plan as proposed (NTS)



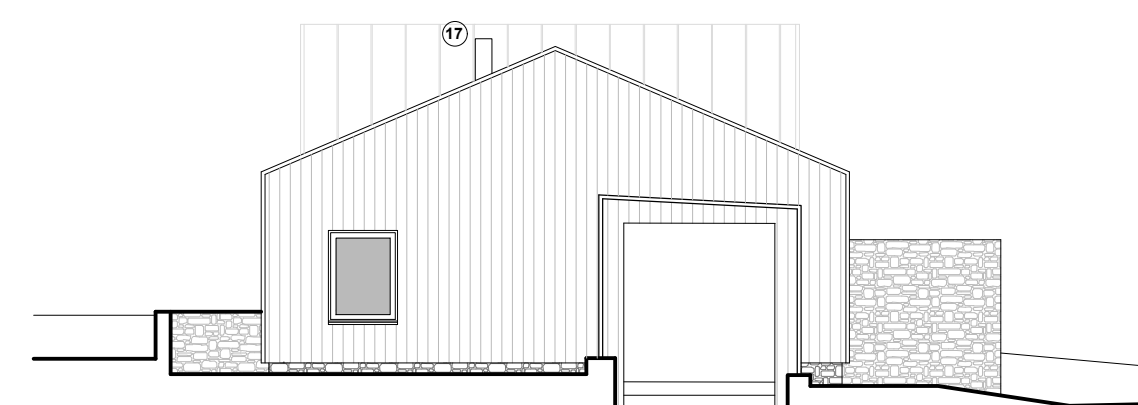
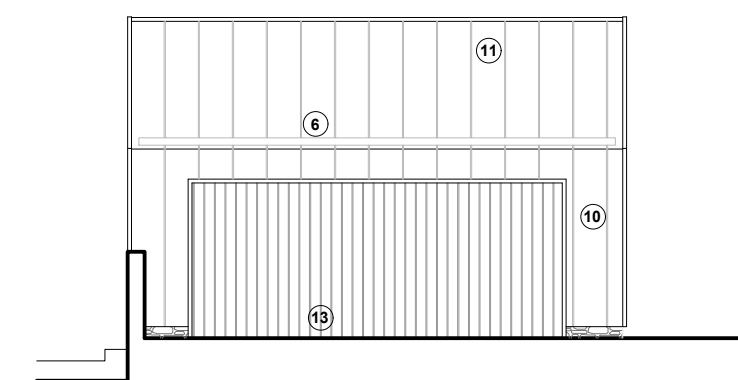
North-East elevation as proposed 1:100



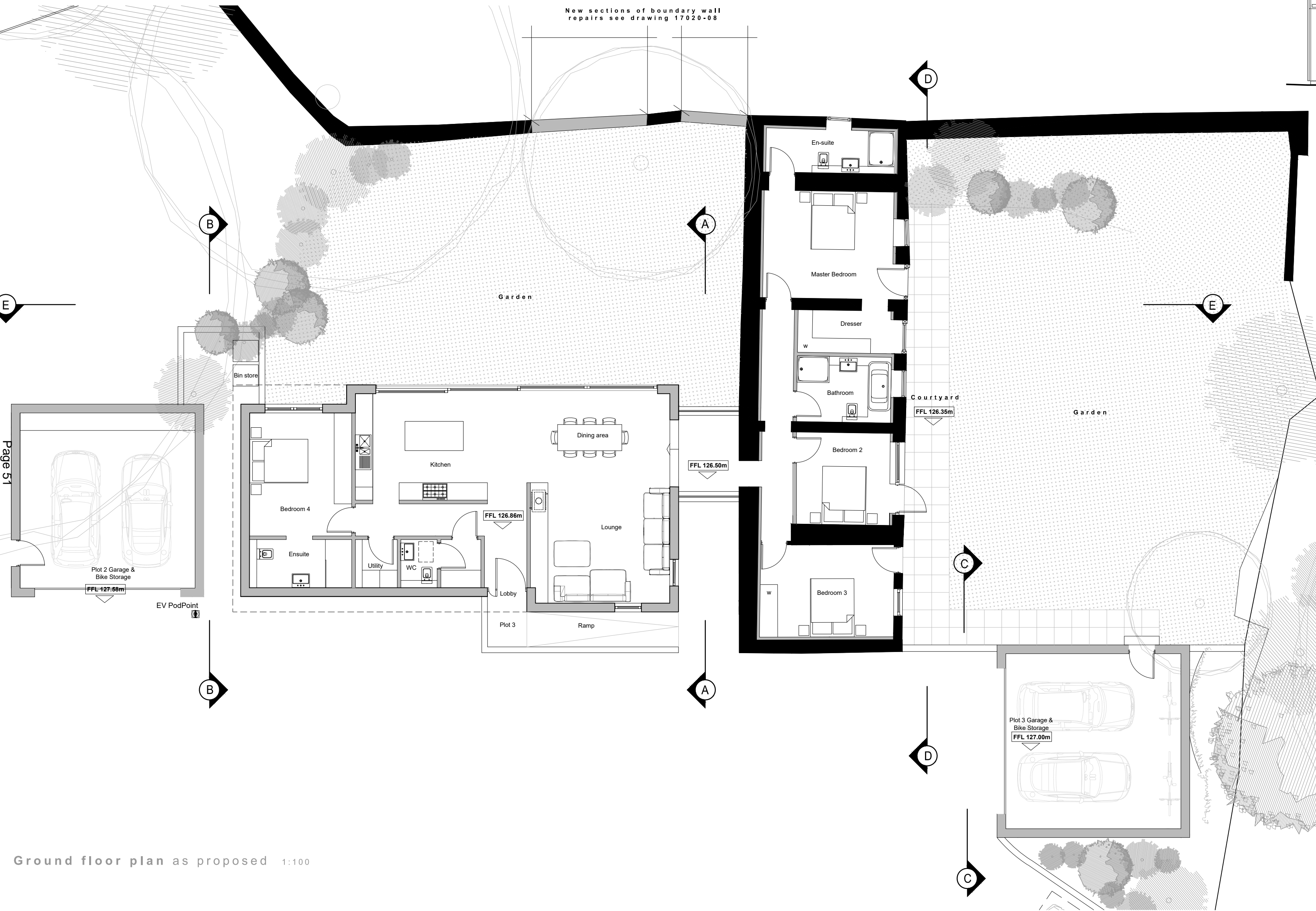
Sectional elevation BB as proposed 1:100



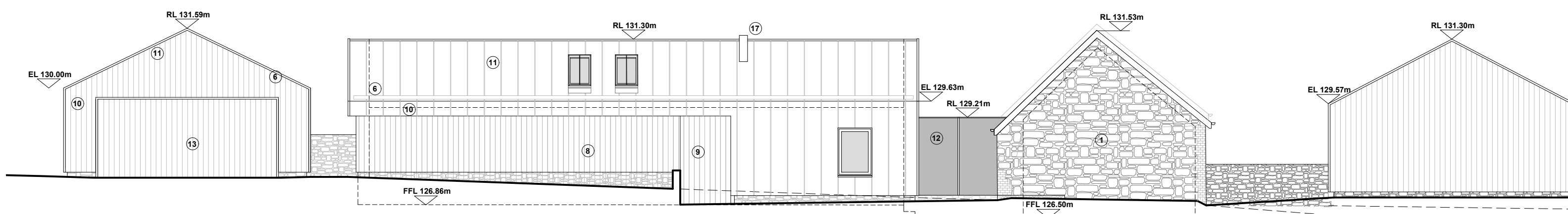
Southwest elevation as proposed 1:100



Sectional elevation AA as proposed 1:100



Ground floor plan as proposed 1:100



South-East elevation as proposed 1:100

- Key :
- As proposed walls
  - As existing walls
- Materials Schedule:
- Rubble chalkstone wall to match existing
  - Clay double roman tile to match and replace existing
  - Painted timber slim line double glazed casement windows
  - Slim frame PC aluminium double glazed window/door system
  - Cast aluminium gutters and downpipes (black)
  - Secret gutter to zinc roofs
  - Hardwood bargeboard
  - Oak door with vision panel
  - Solid Oak door
  - Zinc standing seam cladding
  - Zinc standing seam roof covering
  - Frameless structural glass
  - Oak faced garage doors
  - Bin Storage - Close boarded timber fence
  - Oak timber cladding
  - New Velux conservation rooflight
  - Stainless steel stone flue pipe
- Plot 3: Gross Internal Floor Area - 182 sqm  
Double Garage Covered Parking - 36 sqm



Contractors must check all dimensions on site. Existing formations subject to further investigation. Discrepancies must be reported to Architects to await instructions before proceeding. IF IN DOUBT - ASK

Rev	Date	Description
A	2012	Revised in accordance with Conservation Officer's comments
B	Mar 2019	Decking removed in accordance with Conservation Officer's comments

Rev	Date	Description
A	2012	Revised in accordance with Conservation Officer's comments
B	Mar 2019	Decking removed in accordance with Conservation Officer's comments

Rev	Date	Description
A	2012	Revised in accordance with Conservation Officer's comments
B	Mar 2019	Decking removed in accordance with Conservation Officer's comments

Status	Planning
Scale	1:100 @A1
Date	June 2018
Drawn	AL

Project	Residential Development at Prebendal Farm, Bishopstone
Drawn	Plot 3- Proposed Plans & Elevations
Drwg no	17020-13
Rev	B

Drawn	Plot 3- Proposed Plans & Elevations
Drwg no	17020-13
Rev	B

armada house	odhams wharf
topsham	exeter
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TFQ	architects
-----	------------

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**Key:**

**Plot 1:**  
**3 Bed, Single Storey: 151.83 sqm**  
**Double garage: 38.80 sqm**

**Plot 2:**  
**3 Bed, Two Storey: 156.36 sqm**  
**Double garage: 36 sqm**

**Plot 3:**  
**3 Bed, Single Storey: 182 sqm**  
**Double garage: 36 sqm**

**Plot 4:**  
**4 Bed, Two Storey: 153.75 sqm**  
**Double garage: 40.98 sqm**

**Plot 5:**  
**4 Bed, Single Storey: 172.95 sqm**  
**Double garage: 38.62 sqm**

**Key:**

 As proposed walls

 As existing walls

 Electric Car Charge Point

Site plan as proposed 1:200

Contractors must check all dimensions on site. Existing formations subject to further investigation. Discrepancies must be reported to Architects to await instructions before proceeding.

A diagram of a circle with a center point. A radius is drawn from the center to the circumference, labeled with the letter 'N'.

Rev:	Date:	Description:
B	29/01	Revised in accordance with 101631-T-005 (Rev A) dwg by Pell Frischmann (Transport planning)
C	Mar 2019	Decking removed from plot 3 garden
D	Mar 2019	Passing lane amended

Rev:	Date:	Description:
------	-------	--------------

Status	Planning
--------	----------

Scale: 1000

[illegible]

Date	June 2013
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1	<p><b>Project</b></p> <p>Residential development at Prebendal Farm, Bishopstone</p>
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Drawing

[illegible]

Drwg No	Rev
---------	-----

armada house  
odhams wharf  
topsham  
exeter  
EX3 0PB

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## COMMITTEE REPORT

**Item Number:**

**Application Number:**

S/LBC/18/1710/CHHO

**Ward:** Ridgeway

**Parish:**

Bishopstone And Hinton Parva

**Proposal:** Demolition and conversion of existing barns and erection of 2no. new buildings to create 5no. dwellings, with associated garages, landscaping, ancillary development and repairs to Grade II Listed wall.

**Site Location:** Prebendal Farm , Icknield Way, Bishopstone

**Case Officer:** Charlotte Hopkins (chopkins@swindon.go.uk)

**Agent:**

Ms Caroline McDade  
1 New Street Square  
London  
EC4A 3HQ  
United Kingdom

**Applicant**

Church Commissioners for England  
Church House  
Great Smith Street  
Westminster  
London  
SW1P 3AZ

### Officers Report

**Background:**

1. This application is brought before the Planning Committee at the request of Bishopstone Parish Council who are supportive of the scheme in principle but wish to see a pedestrian link created through the site as well as traffic calming measures along Icknield Way. The Highways officer's request for a passing bay alongside the access road was not supported by the Parish due to a perceived urbanisation of the access and loss of a good quality Yew Tree, however the passing bay has now been reduced in size and the Yew Tree is to be retained.

**Summary of Recommendation:**

2. Listed Building Consent be GRANTED with Conditions

**The Proposal:**

3. This listed building consent application is submitted in conjunction with a planning application for the demolition and conversion of existing barns and the erection of 2 new buildings to create 5no. dwellings, with associated garages, landscaping, ancillary development and repairs to a Grade II listed wall (S/18/1709). The listed building consent application seeks consent for the following:

- the conversion of existing barn 7 (curtilage listed) to residential including the internal finishes of walls, new partitions, ceilings and floors and installation of insulation



- Removal of historic fabric to existing barn 7 for the insertion of windows and doors
- Rebuilding of part of the northern extent of the listed boundary wall which surrounds the property

4. The northern gable of existing Barn 7 forms part of the listed wall and therefore it is deemed that barn 7 is curtilage listed.

The Site and Surroundings:

5. The application site comprises of the farmstead of Prebendal Farm, Bishopstone and measures 0.41 hectares in size. The site consists of a mix of traditional Victorian agricultural buildings and some more modern agricultural buildings. The site is within the defined settlement boundary of Bishopstone and also lies within the Bishopstone Conservation Area. The walls of the farm which align to the east, north and western boundaries are Listed Grade II and to the rear of the site is the Parish Church of St Mary which is listed Grade I. The northern gable of existing barn 7 forms part of the listed wall and therefore as a result of this attachment, the Conservation Officer deems this barn would benefit from this listing. The Prebendal Farmhouse, existing barns 8,6 and Bramling Cottage to the west are key buildings of local interest and have the status as non-designated heritage assets. The North Wessex Downs AONB also lies immediately to the south of Icknield Way.

Representations:

6. Neighbours:

Objection received from Brambling Cottage on the following grounds:

- Overlooking from dormer windows (to the rear elevation of plot 1)
- Concern over increased traffic and congestion and vehicle speed along Icknield Way
- Plans to move own current parking from front of property to side and would like to understand how this could be integrated
- Wish to understand further use of farm access off West End Lane
- Concern raised regarding party wall/retaining wall to rear of property and repair or removal resulting in disruption. How would the new roof and guttering be maintained?

Two letters of support received, one each from 'Old Farm House, West End Land' and 'Summer Cottage, 2 West End Lane' in relation to proposed access/egress point on Icknield Way. The following points are raised:

- Objection to the use of Church Lane for this development, following life experience of using that junction for 20 years. Reports near miss accidents which have not been reported to the police and hence are not picked up upon planning searches.
- Icknield Way is by far the more desirable entrance in Highway safety terms, offering far greater visibility and a level access compared to West End Lane. The latter, despite widening slightly at the junction with Icknield Way, is a single track road with insufficient room for two vehicles to pass. Despite the wider bell mouth, due to the geometry and disparity in levels at the junction; vehicles are routinely forced to 'give way' or hold on Icknield Way when attempting to enter or exit West End Lane.
- Concerns about construction vehicles, refuse lorries and other domestic-oriented LGV C1 vehicles using the western access, which has a very steep ramp off West End Lane and further visibility constraints.

## 7. Parish Council:

Initial Consultation: - Councillors are supportive of the scheme in principle, however object on the following grounds:

1. The assessment undertaken by the Conservation Officer appears to have overlooked the affect that the access arrangements will have on Prebendal Farm. Impact of passing bay as requested by Highways.
2. Parish Council have a strong preference for access to be gained from West End Lane
3. The Parish Council welcomes Highway request for further traffic survey information
4. The Parish Council agrees with the Conservation response that Plot 4 should be amended to single storey
5. The internal access and parking arrangements appear to have had little regard for the need for Prebendal Farm to be able to continue to use its existing garaging.
6. Layout out of keeping as it does not allow for pedestrian permeability through the site from Icknield Way to West End Lane

In the event that Officers are minded to grant permission without matters having been addressed, the Parish Council requests that the application be determined by Planning Committee.

### Revised Consultation:-

Councillors remain supportive of the development in principle, although some of the concerns expressed in previous response have not been taken on board:

1. Councillors would like to see pedestrian route through the development. A path could be routed along the northern boundary of plot 2.
2. Highways requirements for a passing bay alongside the access road is not supported. This will urbanise the access and result in the loss of a good quality Yew Tree
3. Traffic calming measures requested for Icknield Way in the form of vehicle activated signage and road narrowing

In the event that Officers are minded to grant permission without these matters having been addressed, the Parish Council requests that the application be determined by Planning Committee.

8. Forward Planning: The proposal site is within the settlement boundary and the scale of the proposal has been reduced from 7 to 5 dwellings in response to concerns raised at pre-application stage about the scale of development in respect of the function of Bishopstone. However, the key consideration is whether the potential adverse impact on the Conservation Area and adjacent listed buildings and non-designated heritage assets are outweighed by the benefits of providing additional dwellings. Judgements on the application of the NPPF's policy tests will therefore need to be reached following input from the Conservation Officer.

9. Conservation: Conversion of barns to residential is supported in principle, however a number of amendments were sought to the detailed design of the scheme to reduce loss of historic fabric and to ensure the development is sympathetic to the former use and function in order to be appropriate from a conservation perspective.

10. Highways: Initially recommended refusal due to insufficient information submitted in respect of vehicular visibility splays with incorrect location of ATC and the road speed

survey being carried out during the school holidays. Also required passing bay to be accommodated at site access to avoid reversing movements to the detriment of road safety. Highways Officers now confirm that the correct visibility splays for the speed of the road can be shown, and therefore the road speed survey issues are thus negated. The demonstration of visibility splays can be conditioned. The passing bay has now been provided. Highways Officers recommend no objection be raised subject to conditions.

11. Landscape: No objections to the proposal, subject to a suitably worded condition. The vegetation is an important part of the character of the site and the roadside and it must be retained and protected during the construction. Requires trees survey to be submitted showing all trees to be retained with methodology and alignment of protective fencing considered.

12. Ecologist: This is an extremely important site for bats, including one of Britain's rarest species. Additional information/clarification was requested and submitted during the course of the application which was further reviewed by the Ecologist. Ecology recommendations set out in Section 5 of the Bat Roost Survey Report (v6 Final Amended, Colmer Ecology, January 2019) should be conditioned. An external lighting strategy must be agreed prior to works starting on site. This can be conditioned.

13. Contaminated Land Officer: Due to limited information accompanying the application it cannot be determined whether land contamination is relevant to this application. Request for appropriately worded contaminated land assessment conditions.

#### Planning Considerations:

14. The only consideration of this listed building consent application is the impact of the proposal upon the Grade II listed wall and curtilage listed building (building 7).

15. In determining any planning application, special attention shall be paid to the desirability of preserving listed buildings and preserving or enhancing the character or appearance of Conservation Areas as set out in sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

16. Paragraph 193 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. Paragraph 194 states any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or from development within its setting), should require clean and convincing justification.

17. Also of relevance to the determination of the application is Policy EN10 of the adopted Swindon Borough Local Plan. Policy EN10 states any alterations, extensions or changes of use to a listed building or development in the vicinity of a listed building, shall not be permitted where there will be an adverse impact on those elements which contribute to their special architectural or historic significance including their setting.

18. Plot 3 consists of the conversion of existing barn 7 (curtilage listed) which runs north to south and the erection of a new building which runs east to west and connects to existing barn 7 via a frameless glazed section. Barn 7 is one of the historic buildings on site and also attached to the historic listed wall, therefore it is deemed this building needs to be the focus of the plot in any proposal to construct a new build component. Concern was raised with the

initial scheme which presented the new build component positioned forward of the historic building (barn 7) as well as being deeper in footprint and taller in height, therefore failing to demonstrate an appearance of subservience to the historic building. The scheme has now been amended with the new build component set back from the historic building with a lowered ridge height, thereby achieving appropriate subservience to the historic building. The use of different cladding helps to differentiate the new build from the existing. The layout of barn 7 is roughly maintained with door insertions made to each wall to create a corridor which is generally appropriate from a conservation perspective.

19. It is considered that the proposed conversion of barn 7 and the subordinate extension will maintain the agricultural character and special architectural and historic interest of that building, particularly as conditions will be imposed to protect this to ensure appropriate materials and construction techniques. Although there will be some removal of historic fabric for the windows and doors to facilitate the conversion of barn 7, this has been kept to a minimum. Overall, the works to the barn will preserve the integrity of that building whilst supporting a viable use for the structure into the future, with benefits to the maintenance of the barn in preserving the structure and elements of significance. Repairs to the listed wall on the northern boundary will help to preserve the significance of the wall through preventing further erosion or decay, although details of the methodology to repair the listed wall are limited and therefore this detail is sought via a condition. For the reasons set out above it is deemed that the proposal will cause 'less than substantial harm' to the special architectural and historic significance of the listed building and wall, including their setting.

20. Paragraph 196 of the NPPF requires where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate securing its optimum use.

21. The main harm caused as a result of the development is to the architectural and historic values of the listed building (barn 7) and listed wall, via the changing in use (of the barn) and physical appearance of the building which affects the way the building and wall is experienced within the farmstead. This harm is deemed to amount to 'less than substantial harm' (and at the lower end of less than substantial). The benefits of the development include the increased use of the building and repairs to the building and listed wall which have benefits for the maintenance of the building and preservation of historic fabric. The proposed design and materials utilised help to maintain the historic interpretation of the barn, retaining the authenticity of the barn, and go some way in mitigating the harm caused. Further, a condition will be imposed requiring a methodology is submitted for the repair of the wall to ensure the construction techniques are appropriate and that the significance of the wall is preserved.

#### Concluding Comments:

22. Special attention has been paid to the desirability of preserving the listed building and wall in respect of their significance and setting. The proposed development would result in 'less than substantial harm' to the special architectural and historic interest of the listed building (barn 7) and wall. The identified harm is minimised through appropriate design, materials and construction/repair techniques which help to maintain the historic interpretation of the listed structures. The benefits of the proposal include supporting a viable use for the building which will assist with future maintenance and up keep of the historic building and listed wall. For these reasons, the proposed development would

preserve the significance and setting of the listed building and wall and that of the surrounding heritage assets in accordance with the provisions of the NPPF and Policy EN10 of the Swindon Borough Council Local Plan.

#### Recommendation

23. That Listed Building Consent be GRANTED with Conditions.

### Conditions

1. The works, for which this consent is granted, shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. This decision shall be in respect of the following drawing numbers, plans and information received by the Local Planning Authority:

Existing Plans: 17020-02, 17020-03, 17020-04, 17020-05, 17020-06, 17020-07, 17020-08, 17020-09 received on the 22nd October 2018

Proposed Plans: 101631-T-004 Rev A, 101631-T-003 Rev A, 17020-16 received on the 22nd October 2018, 17020-11 Rev B, 17020-12 Rev C, 17020-13 Rev B, 17020-15 Rev B, received on the 12th March 2019 and 17020-14 Rev C received on the 18th March 2019, 101631-T-005 Rev B received by the Local Planning Authority on the 20th March 2019 and 17020-10 Rev D received by the Local Planning Authority on the 21st March 2019.

Supporting Information: Planning Design and Access Statement received 22nd October 2018, Condition Appraisal of Redundant Agricultural Buildings (dated 22nd May 2017) received 22nd October 2018, Bat Roost Survey Report (dated January 2019) received 11th February 2019, Heritage Statement (dated July 2018) received 22nd October 2018, Transport Assessment Report (dated 20th August 2018) received 22nd October 2018, Arboricultural Impact Assessment (dated 25th January 2019) received 11th February 2019.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

3. Notwithstanding the approved plans and prior to the commencement of the proposed works, full details of the following shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and retained in perpetuity, unless further consent in writing is given by the Local Planning Authority.

- i) Details of the methodology utilised in repairing and applying new lime pointing to the historic boundary wall and historic building of proposed Plot 3,
- ii) Details of how the structural defects as raised in the Surveyor's report are to be dealt with, such as cracking to walls, roof reinforcement and rebuilding/ repair of walls where this applies to the historic boundary wall and proposed Plot 3;
- iii) Full details consisting of sections at a minimum scale of 1:5 and elevations at 1:20, of all window joinery including exterior finish, glazing bar arrangement, method of opening and thickness of glazing panel for the historic building of proposed Plot 3;
- iv) Full details and location of proposed external pipes, vents and flues, including their



colour and projection from the façade/roof of the historic building of proposed Plot 3.

v) Details of the materials and finishes to be used in the inside of the historic building of proposed Plot 3

Reason: To ensure the special character of the listed building and listed wall is preserved and enhanced.

4. All pointing, re-pointing and mortar beds to the historic boundary wall and the historic building of proposed Plot 3 shall be undertaken using NHL3.5 lime mortar at a ratio of 1 part lime to 3 parts sand.

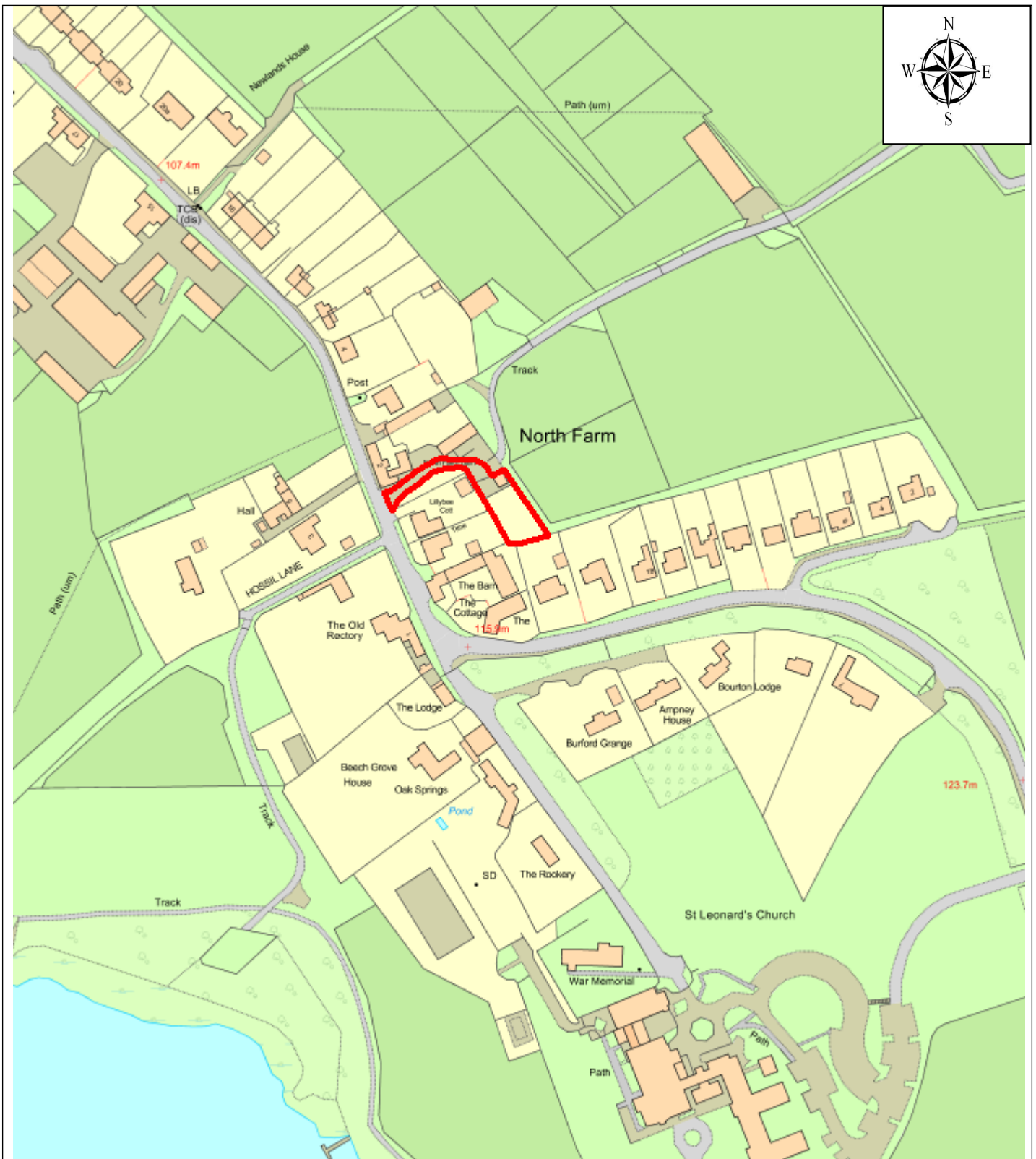
Reason: To ensure the special character of the listed building and listed wall is preserved and enhanced.

5. The method of pointing and bedding of new and existing masonry to the historic boundary wall and historic building of Plot 3 shall be as follows:

- o All raking out of old mortar shall be by hand;
- o All new pointing shall be given a flush finish (not weather struck); and
- o All pointing shall be pat finished and not smoothed by tooling.

Reason: To ensure the special character of the listed building and listed wall is preserved and enhanced and decay/erosion of the historic fabric does not escalate.

End of Report



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Application Number S/19/0147

Proposal Erection of 1no. dwelling and associated works.

Location: Land To The Rear Of The Rocks The Avenue Stanton Fitzwarren Swindon SN6 7SE



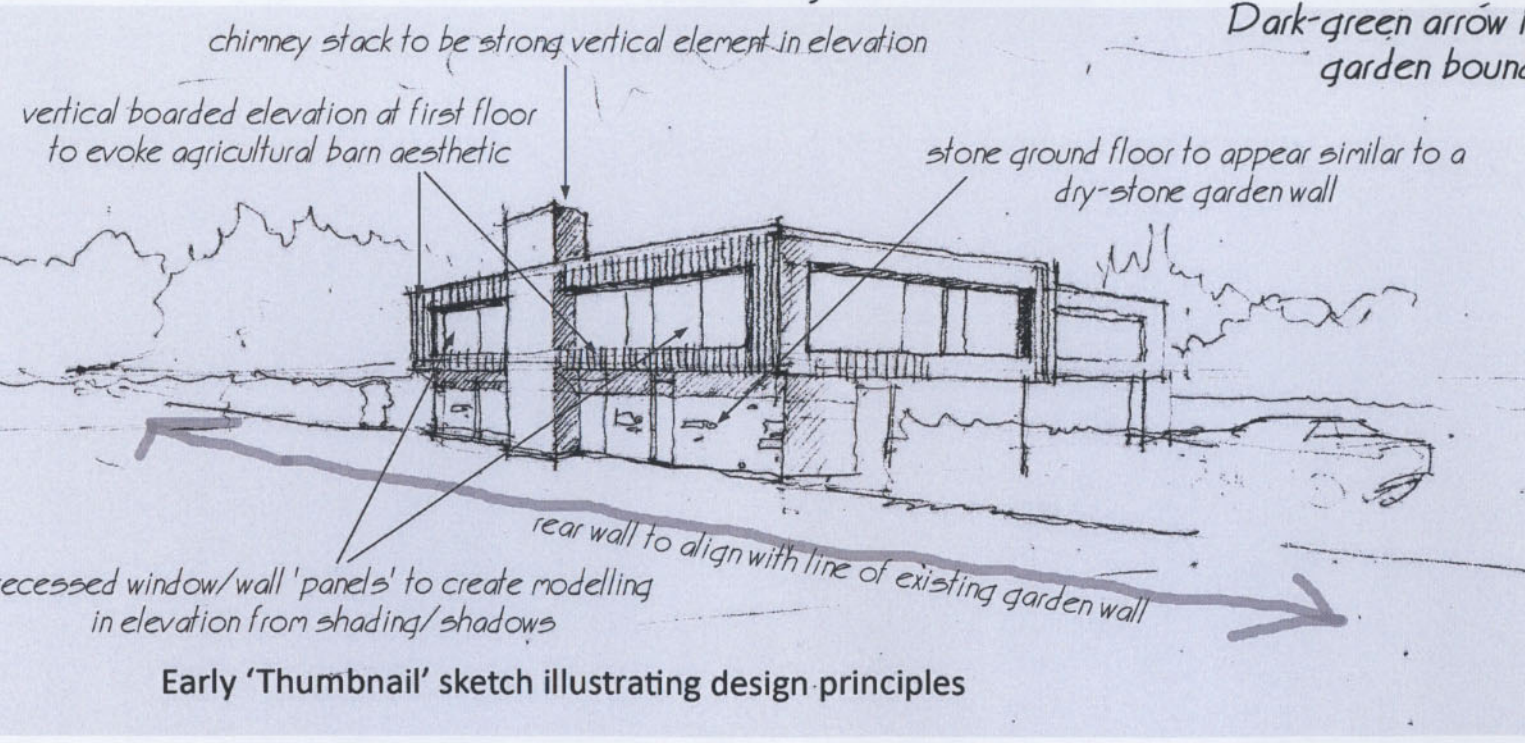
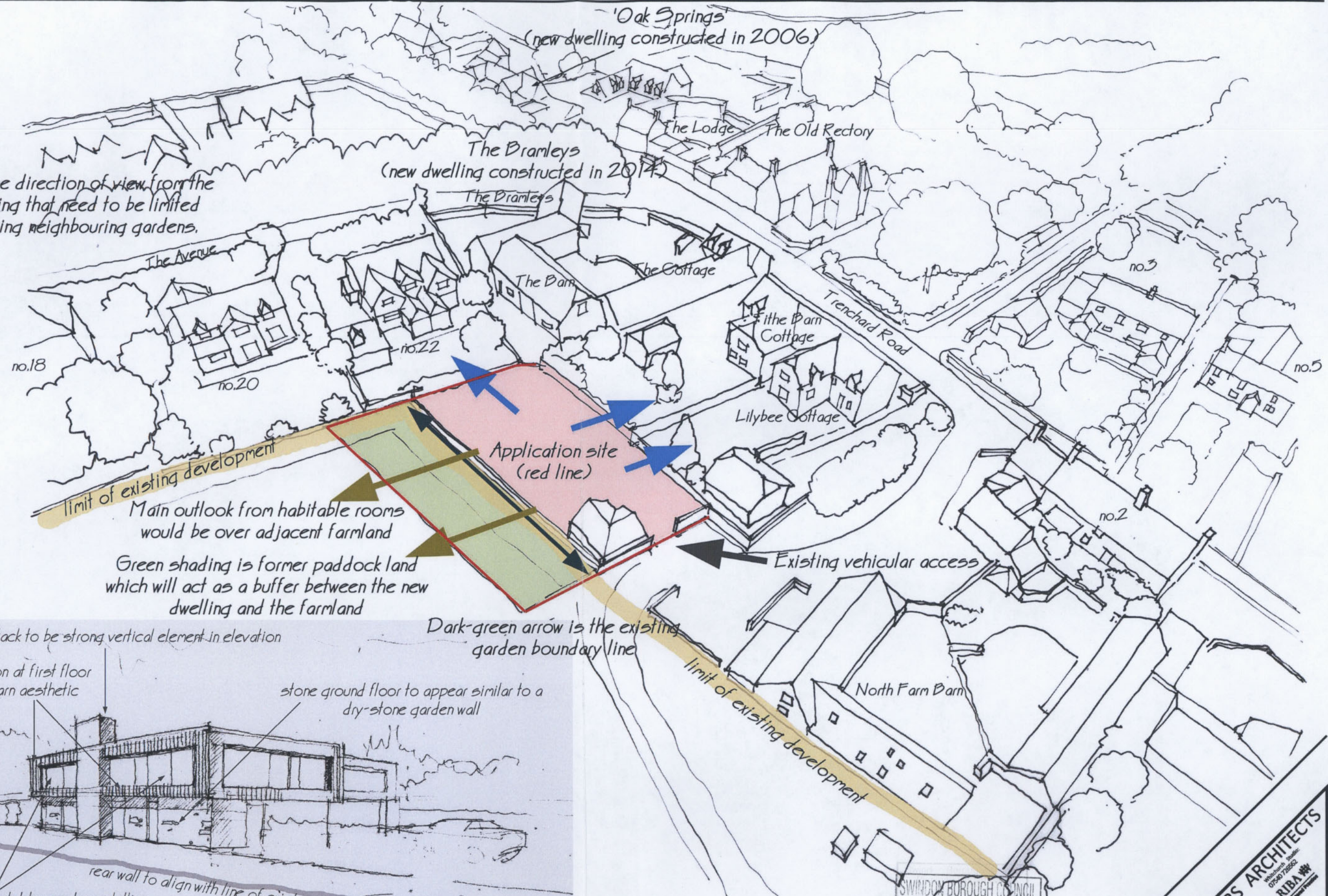
This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.

In all cases reference should be made to the submitted plans.

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Blue arrows are the direction of view from the proposed dwelling that need to be limited due to the existing neighbouring gardens.



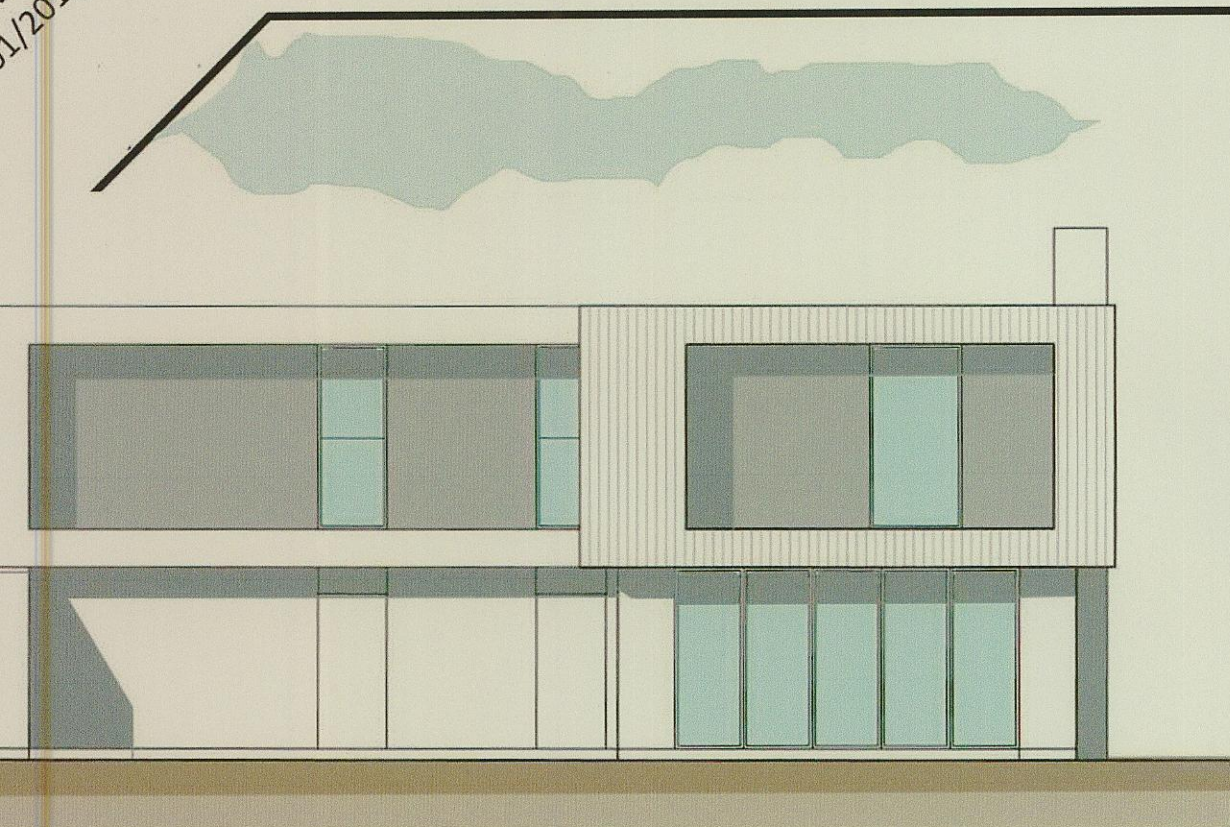
# Proposed dwelling adjacent to 22 The Avenue, Stanton Fitzwarren.

ALL FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND ANY INACCURACIES ARE TO BE REPORTED TO THE ARCHITECT. DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND OR PREFABRICATED. COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

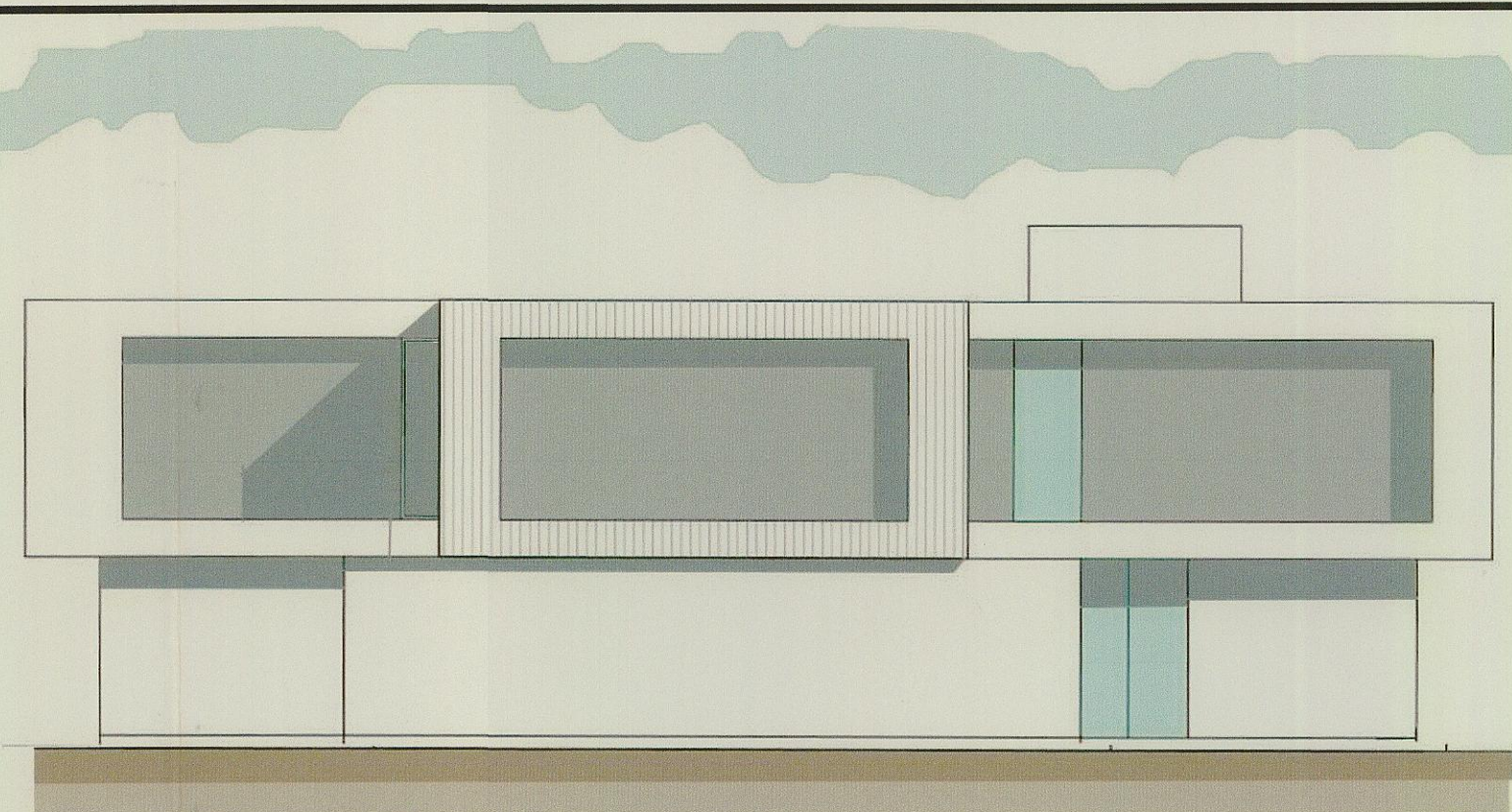
SWINDON BOROUGH COUNCIL  
30 JAN 2019  
23 JAN 2019  
Slaton  
PLANNING DEPARTMENT

Design concept  
**MATHEWSON WATERS ARCHITECTS**  
The Old Surgery  
Crowle Road - Lambourn  
Berkshire. RG17 8NR  
enquiries@mw-architects.co.uk  
01488 73151  
1841.107

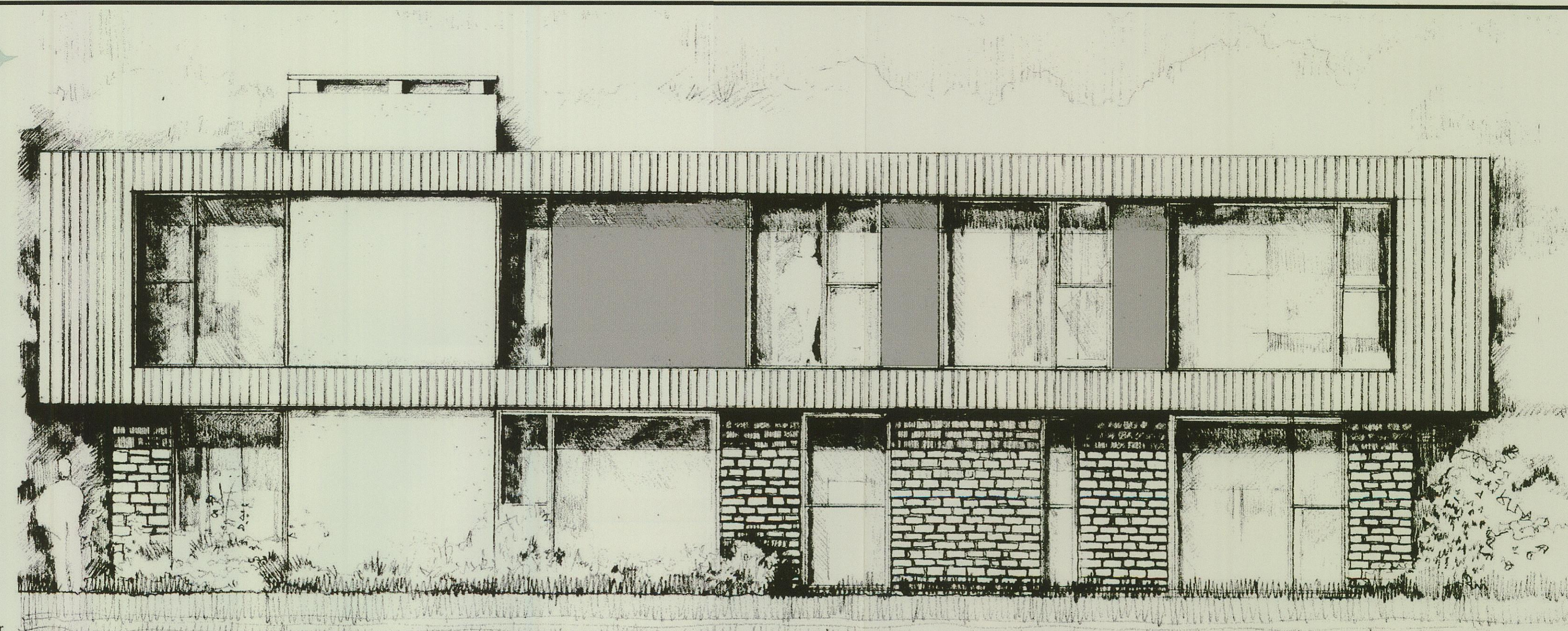




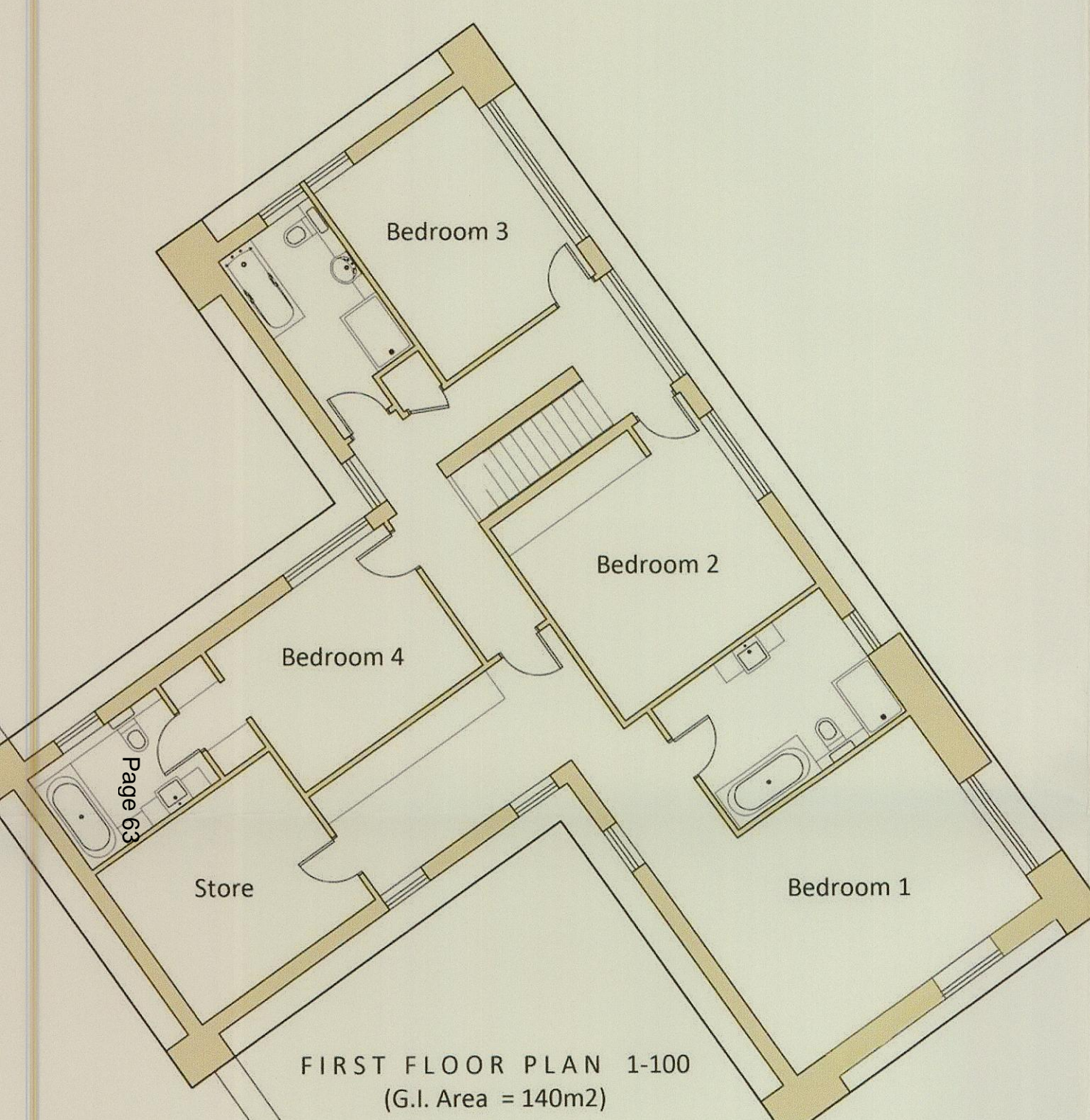
SOUTH EAST ELEVATION  
1-100



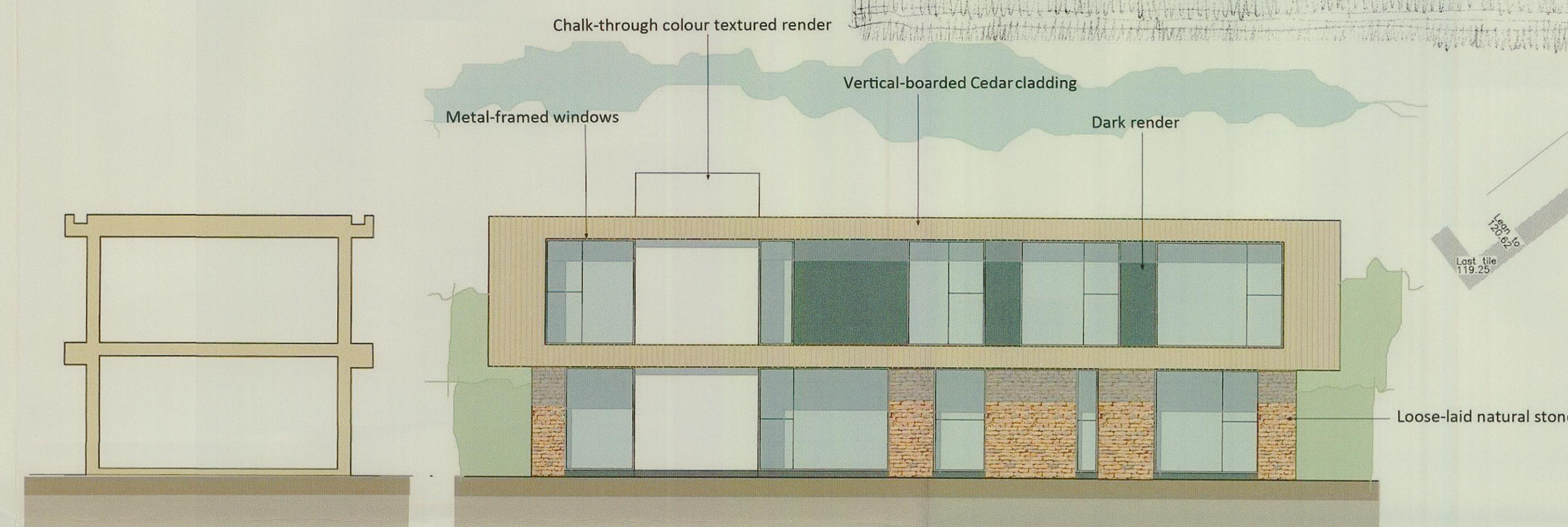
SOUTH WEST ELEVATION  
1-100



NORTH - EAST ELEVATION  
1-50



FIRST FLOOR PLAN 1-100  
(G.I. Area = 140m<sup>2</sup>)

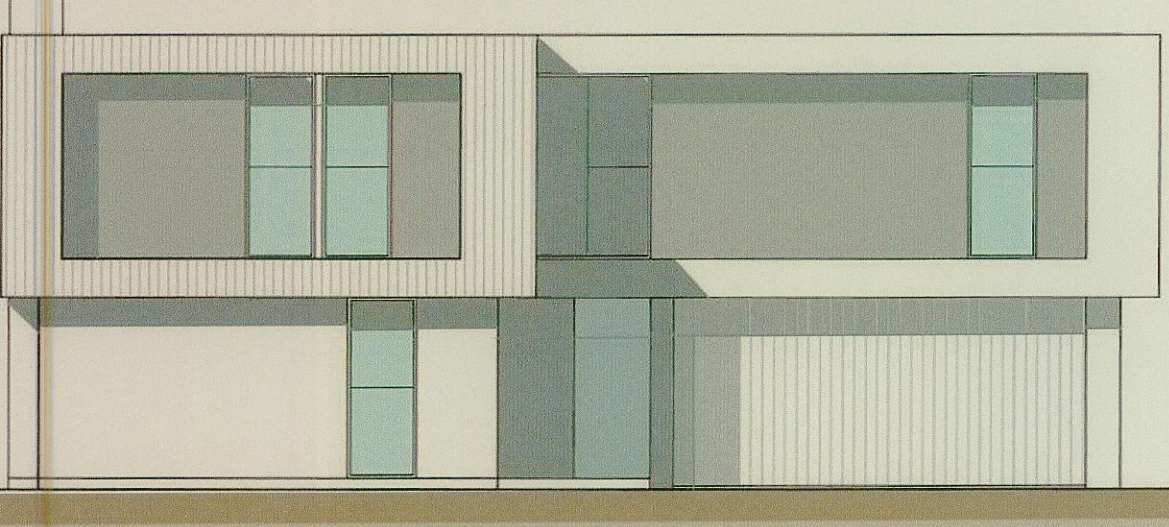


TYPICAL SECTION  
1-100

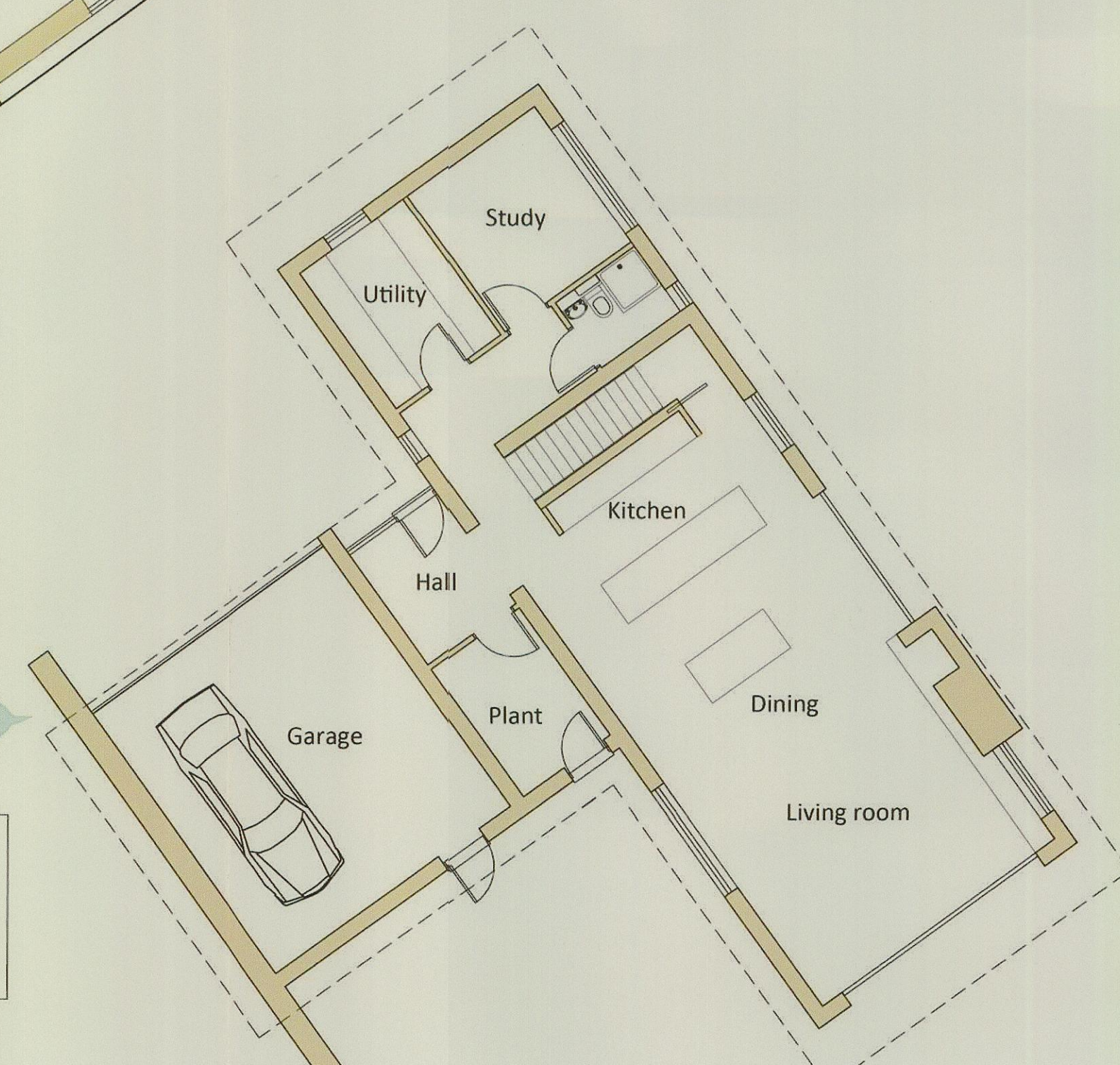
NORTH - EAST ELEVATION  
1-100



NORTH - EAST ELEVATION (AT DUSK)



NORTH - WEST ELEVATION 1-100



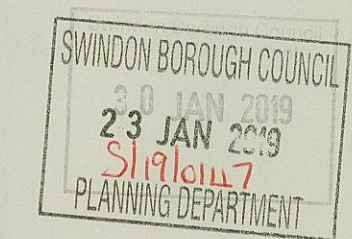
GROUND FLOOR PLAN 1-100  
(G.I. Area = 104m<sup>2</sup>, plus 32m<sup>2</sup> garage)



PROPOSED VIEW FROM EAST

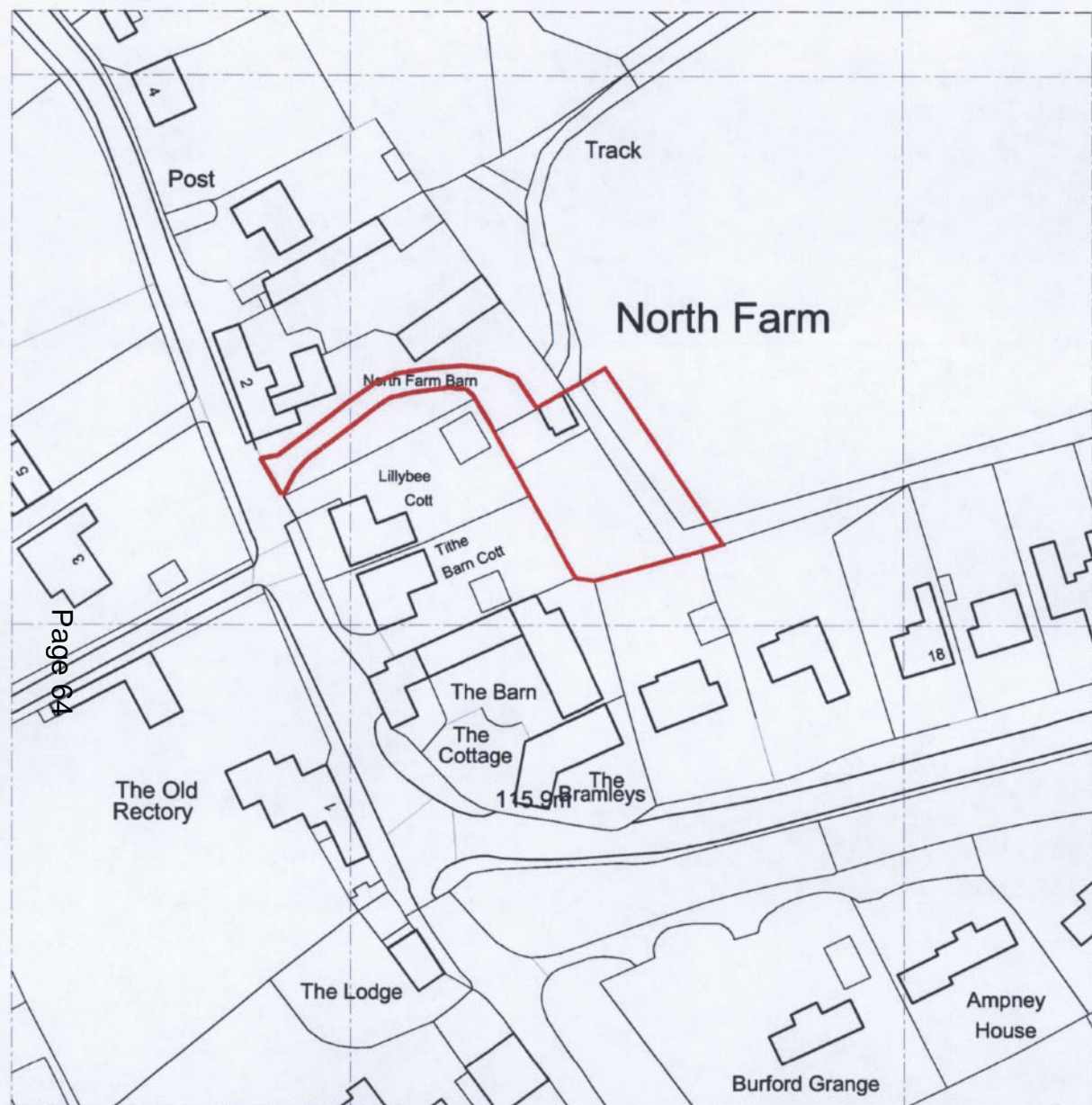


SITE LAYOUT 1-200



Application proposal 1:100 & 1:50 @ A1  
**MATHEWSON WATERS ARCHITECTS**  
The Old Surgery  
Crowlie Road · RG17 8NR  
enquiries@mw-architects.co.uk  
www.mw-architects.co.uk  
01888 731231  
RIBA #  
Chartered Practice  
1841.106

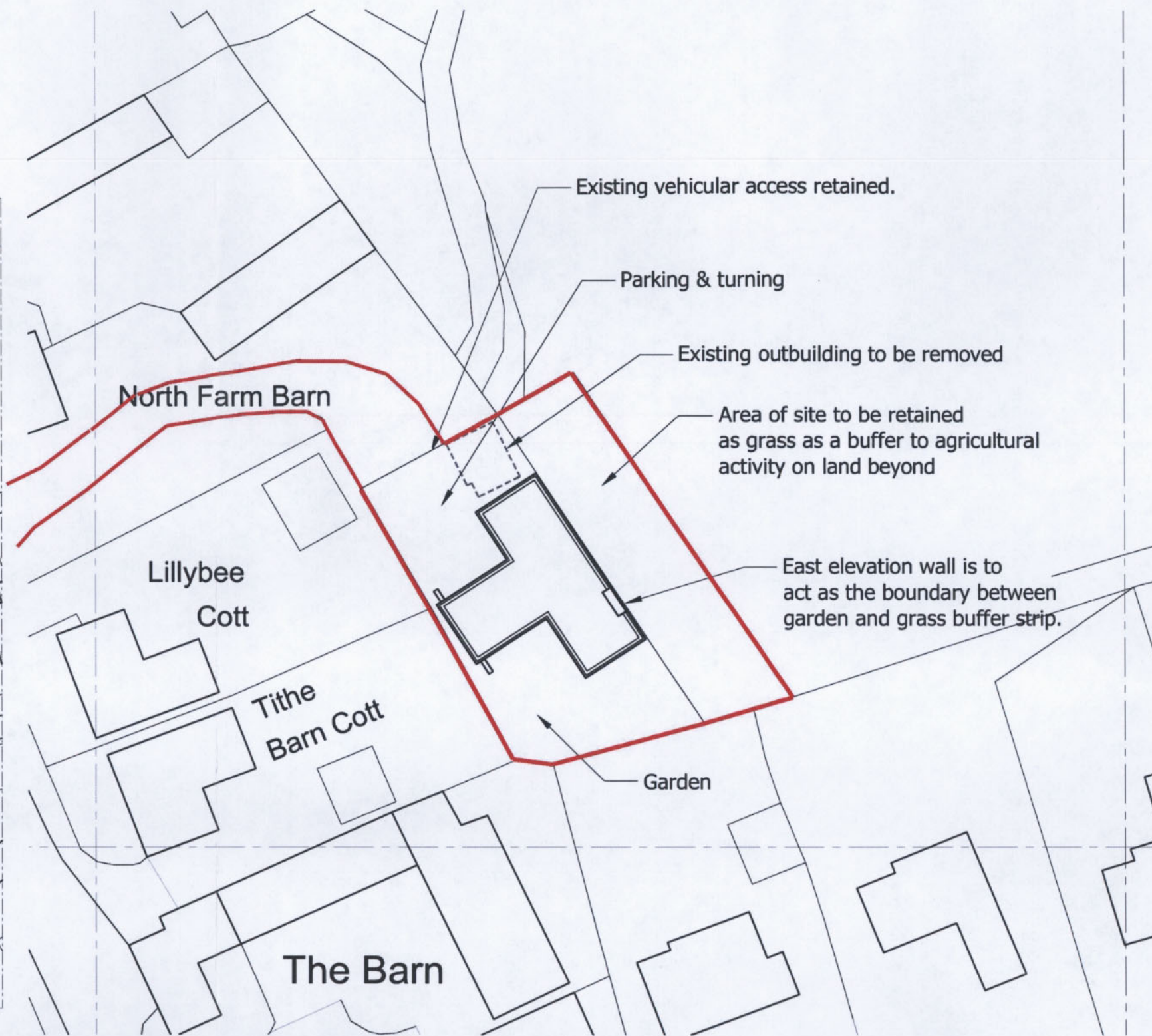




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## SITE LOCATION PLAN

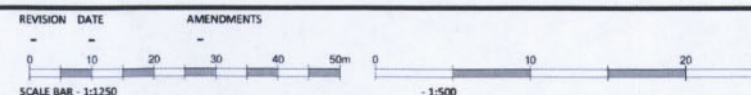
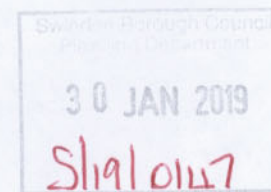
SCALE 1:1250



## BLOCK PLAN

SCALE 1:500

NORTH







## COMMITTEE REPORT

**Item Number:** 3

**Application Number:** S/19/0147/SASM

**Ward:** Blunsdon And Highworth

**Parish:**

Stanton Fitzwarren

**Proposal:** Erection of 1no. dwelling and associated works.

**Site Location:** Land To The Rear Of The Rocks, The Avenue, Stanton Fitzwarren

**Case Officer:** Mrs Sarah Smith

**Agent:**

Mr Jeremy Flawn  
Bluestone Planning  
Suite 5 Enterprise Centre  
Building 41/42  
Shrivenham Hundred Business  
Park  
Majors Road  
Watchfield  
Oxfordshire SN6 8TZ

**Applicant**

Mr Justin Goodheart

C/o Agent.

### Officers Report

**Background:**

Councillor Steve Weisinger and Stanton Fitzwarren Parish Council have asked that this application be brought to Planning Committee if recommended for refusal.

A pre application enquiry was submitted for this proposal. Officers advised that whilst there is no objection in principle to development since it is largely within the settlement boundary the proposal does not 'preserve or enhance' the character and appearance or the significance of the Conservation Area and as such officers were unconvinced that development of a residential dwelling in this location would be appropriate.

**Summary of Recommendation:**

1 That planning permission be **REFUSED**

**The Proposal:**

2 It is proposed to demolish an existing outbuilding and develop a site to the rear of 22 The Avenue for an additional four bedroom residential dwelling. The dwelling is of a pseudo contemporary modernist style design with flat roof, chimney, and is of two storeys on a T-shaped footprint. It is proposed that the walls are clad in a mix of render, stone and timber cladding with

the doors being timber and with metal framed windows. Materials for the roof have not been confirmed. A model of the proposal has been submitted with the application.

#### The Site and Surroundings:

3 The proposed site is currently utilised as garden land which lies to the rear of dwellings and although is largely within the settlement boundary part of the site is within the agricultural field to the east of the village of Stanton Fitzwarren. The access would be provided to the north west of the site which is already used by properties on Trenchard Road including the converted barn – North Farm Barn and then continues as a farm access into agricultural land in a north easterly direction. The plot adjoins residential gardens to the south and west.

#### Representations:

4 Stanton Fitzwarren Parish Council Comments: The Parish Council supports the application.

5 Neighbours: Letters of support from The Barn, Stanton Court, 21,25,35 Trenchard Road, 6,7,9,10,11,13,16 and 16 The Avenue, Middle Mill, Middle Lane, Oak Springs, The Rookery and Deer House 34A Trenchard Road on some or all of the following grounds:-

Building no detriment to area, strong design, green credentials, minimal impact on neighbours, sympathetic and well planned single development, low in height, use of high quality materials, enhance natural landscape, previously developed land, work done by the applicant always of the highest standard, most of the glazing away from neighbouring properties, contemporary design complements the Conservation Area, in settlement boundary, not visible from public roads in the village, will be reflection of changing architectural design and modern living, positive addition, will provide family home and employment through its construction.

6 Letter of objection from Tithe Barn Cottage on the following grounds:-only neighbour other than Lillybee Cottage affected by the proposal, impact on outlook and privacy, need for boundary hedge, land rises such that the development is higher than our property and grounds, concerned about construction hours, windows facing our property should be obscurely glazed and concerned about impact on our orangery proposal.

#### Planning Considerations:

7 The main issues to be considered with this application are whether the proposal is acceptable in terms of principle, its impact on the Conservation Area and the setting of listed buildings and its design. Any impact on the residential amenity of nearby dwellings is also relevant.

8 In determining any planning application which affects heritage assets, special attention must be paid to the desirability of preserving Listed Buildings and preserving or enhancing the character or appearance of Conservation Areas as set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Regard should also be given the relevant parts of the National Planning Policy Framework 2018 (subsequently abbreviated to NPPF), in particular paragraphs 127 and 184-202.

9 Paragraph 2 of the NPPF requires that 'planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.' The Swindon Borough Local Plan was adopted by Swindon Borough Council 26<sup>th</sup> March 2015. It contains planning policies controlling development in Swindon Borough over the period to 2026. Therefore it must be considered whether the proposal is compliant with the Swindon Borough Local Plan. Local Plan Policies SD2 (The Sustainable Development Strategy), DE1 (High Quality Design) and TR2 (Transport and Development) are relevant to this particular planning application.



10 In addition to these matters of planning principle, the building is proposed to be located within a Conservation Area and within the setting of Listed Buildings and Local Plan Policy EN10 (Historic Environment & Historic Assets) states Swindon's historic environment shall be sustained and enhanced. Proposals for development affecting heritage assets shall therefore conserve or enhance their significance and setting. Policy EN5 (Landscape Character and Historic Landscape) is also relevant.

11 There are also Supplementary Planning Documents which are relevant to the consideration of this application including the Swindon Residential Design Guide (2016) and Stanton Fitzwarren Conservation Area Appraisal (2009).

#### Principle of development

12 The majority of the site is situated within the Stanton Fitzwarren settlement boundary although a strip along the eastern boundary is on agricultural land. Nevertheless the proposal is in general accord with Policy SD2 of the Local Plan. The location of the proposed dwelling is therefore principally within an area where development is acceptable, but since the proposal is also situated in the Stanton Fitzwarren Conservation Area it must be determined whether the proposal will preserve and enhance the Conservation Area, and the setting of any buildings of heritage significance.

#### Heritage Considerations

13 The site is within the Stanton Fitzwarren Conservation Area. The Conservation Area map also shows the subject site is in close proximity to the important junction experienced as part of an area designated as 'an area with distinct identity.' To the north of the site is North Farm Barn, and the Farmhouse, both Grade II listed buildings. Given the relationship of the site to the listed buildings, it is considered that the site will have an impact upon the setting of these listed buildings. To the south of the site is a converted residential barn which fronts Trenchard Road and The Avenue and is considered to be a building of local historic and architectural interest and a non-designated heritage asset.

14 As discussed in Paragraph 127 of the NPPF and Policies DE1, EN5 and EN10 of the Local Plan, when looking to undertake development, one needs to look at a surrounding context, setting, its character and particularly how the proposed works affect the character and appearance of the surrounding heritage assets and how the works reinforce local character and distinctiveness. Furthermore, the Residential Design Guide SPD states that Infill development 'should enhance its surroundings by positively responding to the scale, density, massing, landscape, layout, materials and access of its neighbouring properties. This is important in order to reinforce local context and ensure the character of the street is not adversely affected. Where development is proposed within the setting of a heritage asset, the impact of the proposal on the significance of the heritage asset must be positive.'

15 Although references are made within the submitted Heritage Statement to the heritage values contained within the Conservation Principles, Policies and Guidance, developed by English Heritage (now Historic England) as determinants of significance, the report predominantly focusses on inter-visibility and views. Whilst the Borough's Conservation Officer has acknowledged these as important considerations to determine harm, an assessment of views alone does not go far enough in applying a 'holistic approach' to assessing harm to designated or non-designated heritage assets. Harm is based upon the 'experience' of those assets and their setting and which covers both intangible and tangible elements. There are also several references in the Heritage Statement to fly-tipping which implies a poor appearance, however the condition or deteriorated nature of the site caused by neglect is not a determinant which should be factored into a decision as made clear in Paragraph 191 of the NPPF since the appearance could be improved without involving the development of the site.

16 The Conservation Area Appraisal highlights that in this particular area, the dwellings which make up the settlement front the roadside, continuing a strong linear pattern of development with agricultural buildings and long gardens to the rear which create the distinct identity of the area. In this particular location this identity is largely authentic to the settlement's historic layout and origins.

17 Whilst it is argued in the application documents that the subject site forms a residential garden, rather than part of the greater farm, the openness and historic setting to the rear of properties is still maintained today including this site. Whilst there is some later development and barn conversions nearby, the buildings within this context do maintain the historic pattern of linear development. They are also predominantly detached with visual gaps in between which contributes to the spacious and open appearance to the rear of the properties. The site also forms the backdrop of an important junction of Stanton Fitzwarren at the corner of The Avenue, Church Lane and Trenchard Road - the 'area of distinct identity.'

18 Whilst the site is accessed from an agricultural track it is experienced as a backland development. The Conservation Officer considers that if built, it would introduce a negative visual intrusion to the experience of the linear settlement which would negatively affect the openness and the linear nature of the settlement. Notwithstanding this, there is also the intensification of use of the site which will result in a much larger building than the small outbuilding that it replaces. Whilst it would appear that an amount of screening is to be proposed, this does little but attempt to hide elements of the development, where the significance is more fundamentally related to maintaining openness to the rear of sites. Furthermore this is compounded by the topography of the site which rises from the street level to the proposed location of the building. Although officers do appreciate the design has attempted to provide a lower scale building, it is still large, and would create a domineering appearance and awkward juxtaposition to the rear of the existing buildings.

19 In relation to the two nearby listed buildings of North Farmhouse and the North Barn, their significance lies in their construction, their historic form and their function and relationship to the greater farm area, and the historic context and openness to the rear which the application site forms a part of.

20 It is appreciated that the application site now has boundary walls and would appear to be more residential in character than agricultural, however, this does not alter the experience of the site as part of the agricultural setting which includes historic farm buildings and the main farmhouse. The openness to the rear remains a key component of the setting of these historic buildings and includes the application site as part of that experience. The height and massing of the proposed dwelling would also appear quite overbearing to the more functional and historic vernacular of the barn buildings, having a domineering appearance creating a stark juxtaposition that is not a positive response to the historic environment since it has no relationship to the context of the surrounding farm buildings.

21 The site also lies behind a converted barn which once formed part of the larger agricultural form and function. Whilst an amount of new development, including some unsympathetic changes to the barn itself have been undertaken, the barn continues to function as a key component to the area of distinct identity as well as its setting being influenced by the strong linear built up frontage with open fields to the rear. As described above, there is harm caused to the openness and agrarian nature of the rear of the properties which would also affect the setting and significance of this non-designated heritage asset, and how it is experienced within the historic context of the Conservation Area.

#### Design of the building

22 The Conservation Officer is primarily concerned about the proposal in relation to the



Conservation Area and setting of the listed buildings although he does have some concerns about the design of the building.

23 Officers consider that the proposal constitutes a pseudo-contemporary modernist design. There are similarities to a number of 20th century modernist dwellings, albeit the design differs in the complexity of the proposed material pallet and visual massing. Modernism remains a style that is popular and not considered 'pastiche' when replicated. The methods of construction, whilst in modern times much improved, remain similar in means and technique. The proposed architectural style notwithstanding, the proposal in itself is well proportioned, visually rhythmical and demonstrates a balanced horizontal/vertical emphasis in panel arrangement. The proposal, therefore, in isolation is well designed.

24 Where the issue lies is therefore in the site location, positioning and impact of the building on the surrounding setting, character and listed buildings. It is clear to officers that the proposal will constitute a rather visible addition to its environment and will therefore have a significant impact. Given the sensible proportioning and somewhat reflective material choices, officers do not believe on balance that the design heightens this impact any more than arises by introducing any 2 storey dwelling into this area. Regarding character, the proposal is clearly of a differing character to neighbouring dwellings and that of the wider character. Contemporary design can be used to accent historic environments, but should be done with due care and consideration to the existing character it will sit within. Some evidence of this is present in the design documents put forward but we agree with the Conservation Officer's comments set out above in both this matter and the matter of setting. The question in design terms is specifically that of location appropriateness and sensitivity.

#### Impact on residential amenity

25 Given the distances involved it is not considered that the proposal would have an adverse impact on the outlook of the neighbouring dwellings and in any event conditions could be used to prevent any impact on privacy from first floor windows.

#### Access

26 The access already exists in relation to the rear of the site although its original function would have been solely an agricultural access. The Highways Officer has no objections on access or road safety grounds subject to conditions.

#### The planning balance

27 The starting point for dealing with applications which affect heritage assets is the Planning (Listed Building and Conservation Areas) Act 1990. Section 66(1) of the Act says that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Section 72(1) of the Act sets out that in the exercise of planning functions with respect to any buildings or other land in a Conservation Area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

28 Paragraph 193 of the NPPF establishes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm is assessed as amounting to substantial harm, total loss or less than substantial harm to this significance. Harm to the significance of a designated heritage asset can arise from its alteration, destruction, or from development within its setting. Any harm should require clear and convincing justification.

29 It is considered that the proposal would cause harm to the significance of the Conservation Area, which is predominantly related to its historic, evidential and aesthetic values. This harm occurs as a result of a visual intrusion which adversely impacts the openness to the rear of properties along Trenchard Road. In addition there is harm caused through the proposal of this size, massing and design being located behind the main frontage of development. Whilst it is considered that this harm is 'less than substantial' this is in our view near the top of that range.

30 Similarly it is assessed that the impact of the proposal on the two nearby listed buildings of North Farmhouse and the North Barn, would create 'less than substantial harm' to the setting of these buildings. This is predominantly due to the evidential, historic and aesthetic values determined from the design, massing and positioning of the new building which causes harm to the rural context and agrarian setting of these historic buildings.

31 Paragraph 197 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application. When weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset. As noted above the site lies behind a converted barn which once formed part of the larger agricultural form and function. Whilst an amount of new development, including some unsympathetic changes to the barn itself have been undertaken, the barn is a key component to the area of distinct identity as well as its setting being influenced by the strong linear built up frontage with open fields to the rear, of which the application site is part. As described previously, there is clear harm caused to the openness and agrarian nature of the rear of the properties, which would also affect the setting and significance of this non-designated heritage asset, and how it is experienced within this historic context. It is considered that harm to the setting of this non-designated heritage asset is significant and should be weighed in the balance when determining this application.

32 The height and massing of the building would also appear quite overbearing to the more functional and historic vernacular of the barns, having a domineering appearance which creates a stark juxtaposition. In addition it would create a divide between the listed and unlisted agricultural buildings from each other and would appear incongruous and have no relationship to the context of the surrounding farm buildings.

33 Paragraph 194 of the NPPF requires 'clear and convincing' justification for any harm caused with great weight given to the asset's conservation.

34 The heritage assessment provided by the applicant states that there is 'no harm'. This does not appear credible to officers since in our view the proposal would be experienced as a discordant backland development not in keeping with the surrounding rural setting. The applicant's heritage assessment has placed significant weight on inter-visibility and the condition of an 'unkempt' site, rather than the experience of the asset which can be from both a public and private realm. The heritage assessment also makes no reference to the linear nature of the village, to openness, or visual gaps which are an important part of the significance of the Conservation Area. This is a rural farm setting, not an urbanised residential environment and a dwelling here would appear an alien feature. In this context the heritage assessment is not considered robust.

35 Paragraph 196 of the NPPF states that where there is 'less than substantial harm,' the public benefits of the development are to be weighed against that harm, including the optimum use of the site.

36 Whilst the application described benefits such as planting of trees and the construction of another dwelling, which it is accepted will contribute in a small way to meeting Swindon's housing need, in the officer's opinion, it is not considered that these 'benefits' are sufficiently strong or



compelling to outweigh the clear and permanent harm caused to both the Conservation Area and the setting of the Listed Buildings.

37 The footprint of the proposed dwelling itself is quite large, and excessively so and given its position on an elevated parcel of land will provide a domineering appearance which is of stark contrast to the surrounding development. The footprint of the building would appear much larger than the development surrounding it and would provide an awkward juxtaposition and alien appearance which does not embrace local character or local distinctiveness.

38 However whilst officers do not see the 'truly outstanding and exceptional' design quality which is quoted by the applicant neither do we consider that the application can be recommended for refusal on the proposed design per se, which could possibly be considered acceptable in a different context and a different location.

39 Overall taking the above into account, the scheme would cause 'less than substantial harm' to the Conservation Area and the setting of listed buildings and result in an unnecessary visual intrusion which would fail to reinforce local character and local distinctiveness and therefore would be contrary to Policies DE1, EN5 and EN10 of the Local Plan and Paragraphs 122 and 127 of the NPPF.

#### Concluding Comments:

40 A Conservation Area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). When considering applications for development within a Conservation Area or which affect a Conservation Area 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. (Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The proposal would neither preserve nor enhance the character or appearance of the Conservation Area and would be harmful to the setting of the nearby listed buildings which gives rise to a strong presumption against planning permission being granted. This presumption is a statutory one. It can be outweighed by material considerations powerful enough to do so yet there are none in this case. Furthermore permission for this development could make it difficult to resist similar development within the Conservation Area behind the main frontage built form, the repetition of which would be very damaging to the character and appearance of the area.

#### Recommendation

41 That planning permission be **REFUSED**

### Reason

1. The proposed scheme, as a result of the design, visual massing and siting would result in an incongruous, prominent form of new development that has an unacceptable appearance which causes harm to the character and appearance of the Conservation Area and the setting of the adjacent listed buildings. The proposal would, therefore, fail to preserve the traditional and agricultural character of the area and fail to make a positive contribution to the locality. The proposal is, therefore, contrary to Policies DE1, EN5 and EN10 of the Local Plan and the NPPF.

## Informatives

1. CIL Liable Development: This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development. For more information on CIL visit [www.swindon.gov.uk/cil](http://www.swindon.gov.uk/cil) or telephone the SBC CIL Team on 01793 466289 or 466397 or email [cil@swindon.gov.uk](mailto:cil@swindon.gov.uk) . To avoid additional financial penalties the requirements of the impact of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Information on possible exemptions that may be capable of being applied for can be found at:  
[https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy) and <https://www.gov.uk/guidance/community-infrastructure-levy>. CIL remains relevant in the event that planning permission is allowed by Planning Appeal.
2. This decision is in respect of Site Location Plan at scales 1:1250 and 1:500 and Drawing Number 1841.106 at scales 1:100 and 1:50 received by the Local Planning Authority 30th January 2019.

End of Report

## South Marston Village Centre Design Brief

**Planning Committee**

**Date: 9<sup>th</sup> April 2019**

**Author:** Head of Planning, Regulatory Services and Heritage

**Parish / Wards Affected:** South Marston / Stratton St Margaret & South Marston

### **Purpose**

- Policy's NC3 and RA3 of the Swindon Borough Local Plan 2026 (March 2015) outline the key requirements for development at the New Eastern Villages and the expansion of South Marston village. In addition, the New Eastern Villages (NEV) Planning Obligations Supplementary Planning Document (SPD) (October 2016) provides a robust framework for securing the delivery of necessary infrastructure to support the new communities at the NEV and South Marston.
- This report summarises the work undertaken through the preparation of the South Marston Village Centre Design Brief (Appendix 1), which sets out how the key facilities and infrastructure could be integrated and delivered at the new South Marston Village Centre, to support the new community and deliver sustainable development in accordance with national and local policy.
- In the absence of a single stakeholder delivering the South Marston Village Centre, the Design Brief provides a robust framework for developers, the Parish Council and other stakeholders to deliver a new village centre at South Marston.

### **Recommendation**

That the Planning Committee agrees to:

1. Endorse the South Marston Village Centre Design Brief as a framework for the delivery of the new South Marston Village Centre.
2. Authorise the Head of Planning, Regulatory Services and Heritage, to undertake any necessary minor amendments as required in accordance with the Swindon Borough Local Plan and NEV Planning Obligations SPD.

## **1. Background & Reason**

### National Policy Context

- 1.1 The National Planning Policy Framework (2018) (NPPF) and the Planning Practice Guidance<sup>1</sup> (PPG), set out the Government's planning policies for England, and how these are expected to be applied.

### Local Policy Context

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<sup>1</sup> Town and Country Planning (Development Management Procedure) (England) Order 2015



# South Marston Village Centre Design Brief

Planning Committee

Date: 9<sup>th</sup> April 2019

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- 1.2 The Swindon Borough Local Plan 2026 ('Local Plan') was adopted in March 2015, and is considered to meet the stated objectives of the NPPF.
- 1.3 Policy NC3 of the Local Plan supports the delivery of a comprehensive and sustainable mixed-use urban extension including about 8,000 homes in the form of distinct inter-connected villages at the NEV, including around 1,500 dwellings at Rowborough (north of A420) and 500 dwellings at South Marston. Policy RA3 of the Local Plan supports the expansion of South Marston village as part of the NEV strategic allocation.
- 1.4 The South Marston Village Centre Design Brief (Appendix 1) ('Design Brief') has been prepared in accordance with the Local Plan to provide further detail of the necessary infrastructure required to support delivery of the NEV, and expansion at South Marston.
- 1.5 The co-ordination of infrastructure delivery is particularly challenging at this scale given the complexities of the site, and the adopted NEV Planning Obligations Supplementary Planning Document (SPD) (October 2016) provides additional guidance on the Local Plan, in particular Policy SD3 which allows the Council to coordinate planning obligations and secure the timely delivery of infrastructure at a local and strategic level. Due to the quantity and variety of stakeholders involved with delivering a new village centre, a framework is required to assist deliver the objectives and aspirations. If endorsed, this Design Brief will act as Development Management guidance and will be used to assist key stakeholders to work collaboratively towards its delivery. Future planning applications will be considered on their merits against the Design Brief, as well as any other material planning considerations.

## 2. Detail

- 2.1 The Local Plan was adopted in March 2015. Policy NC3 allocates a new mixed use development of about 8,000 new homes with associated employment, education, retail and leisure uses to the east of the A419 at the NEV. Policy RA3 outlines the requirements of development at South Marston, including the provision of *"community, recreation facilities and retail provision of an appropriate scale, as part of a village centre"* and *"an extended recreation ground to include the field to the south-west of the current recreation ground with recreational facilities of an appropriate type and scale"*.
- 2.2 The Design Brief was prepared by David Lock Associates (DLA) and seeks to establish an access strategy; design principles; land uses and layout options which are capable of being fully detailed and implemented. The new village centre will form the heart of the expanded village, and therefore should integrate with the existing village and its facilities such as the primary school and children's play area, as well as being highly accessible. In addition to the community

# South Marston Village Centre Design Brief

**Planning Committee**

**Date: 9<sup>th</sup> April 2019**

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building and recreation areas, other key elements include the retention of the oak tree to form a focal point; an events terrace; a community woodland orchard; and a wildlife garden with a pond and meadow.

- 2.3 In order to achieve its vision and objectives, the Design Brief was prepared in close collaboration with South Marston Parish Council. In addition, a number of workshops and consultation events took place with the residents of South Marston, to build on the work already undertaken by the existing community. To assist with the delivery of the Village Centre, consultation will now need be undertaken with the relevant developers in South Marston including those at land north of the A420. The precise level and details of funding and delivery will be a matter for negotiation within future section 106 agreements including in relation to the land to the north of the A420.
- 2.4 Outline planning permission for up to 2,380 homes north of the A420, 500 of which will be at South Marston (S/OUT/13/1555), has planning committee approval subject to the completion of a legal agreement, whilst outline applications for 70 dwellings at the former South Marston Hotel site (S/OUT/15/1985) and 47 dwellings at Crown Timber (S/OUT/14/2058) have secured planning permission. To meet the infrastructure requirements of Policy RA3, the application for land north of the A420 proposes to deliver a community building and recreation facilities, along with the associated access, parking and landscaping. This delivery will be supplemented by contributions from other residential schemes in South Marston. Other elements of the new Village Centre will need to be delivered by other stakeholders using S106 contributions or other funding.
- 2.5 The Design Brief has been prepared in conjunction with the Swindon Borough Local Plan 2026, seeks to contribute towards the Council's Strategic Objectives, and is in line with the Council's Vision, priorities and pledges.

### **3. Alternative Options**

- 3.1 The Council could decide to not endorse this document and choose to rely on the Local Plan and NEV Planning Obligations SPD. However, this could lead to a piecemeal and uncoordinated delivery of the South Marston Village Centre, resulting in a poor quality heart to the community.

### **4. Implications, Diversity Impact Assessment and Risk Management**

#### Financial and Procurement Implications

- 4.1 The commission for the Design Brief will be met by the Planning budgets for 2018/2019.

# South Marston Village Centre Design Brief

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**Date: 9<sup>th</sup> April 2019**

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- 4.2 The South Marston Village Centre will be delivered through a number of mechanisms including construction on-site by the developers, S106 contributions from developments in South Marston and funding from the Parish Council through CIL receipts or other funding streams.

## Legal and Human Rights Implications

- 4.3 Human rights legislation has been considered in the preparation of this report and it is considered to be compatible with convention rights.

## **5. All Other Implications (including Staff, Sustainability, Health, Rural, Crime and Disorder)**

- 5.1 There are no immediate staffing implications from this report, which provides further guidance on adopted Local Plan policy and the NEV Planning Obligations SPD.
- 5.2 This report is in accordance with the NEV Planning Obligations SPD and the policies in the Local Plan, which has already been subject to a Sustainability Appraisal (SA) incorporating SEA and Health Impact Assessment (HIA) to ensure that the impact of proposals can be minimised with the least negative impact possible.

## Diversity Impact Assessment

- 5.3 This report is in accordance with the NEV Planning Obligations SPD and the policies in the Local Plan which has already undergone Diversity Impact Assessments. No negative impacts were predicted.

## **6. Risk Management**

- 6.1 Delaying the endorsement of the Design Brief carries less risk in the short term, but much higher risk over the medium-long term, as it would result in the lack of adequate tools necessary through the Planning System to uphold the detailed aspects of the policy and the Council's strategic objective to deliver sustainable development at the NEV.

## **7. Consultees**

- 7.1 The Board Director, Resources (Section 151 Officer) and Director of Law and Democratic Services (Monitoring Officer) are consulted in respect of all reports.

## **8. Next Steps**



# South Marston Village Centre Design Brief

Planning Committee

Date: 9<sup>th</sup> April 2019

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- 8.1 If Planning Committee endorse the South Marston Village Centre Design Brief, it will be used by the Local Planning Authority as a framework for coordinating the delivery of the new South Marston Village Centre and as a material consideration in the assessment of applications for the delivery of the Village Centre.

## 9. Background Papers

Appendix 1 – South Marston Village Centre Design Brief (to follow)

***An electronic copy of all documents is available on the Council's Website and hard copies of the documentation have been made available to the Political Groups and copies are also available in the Members' Room.***

## Relaunch of the Pre-application Advice Service

**Planning Committee**

**Date: 9<sup>th</sup> April 2019**

Author:	Head of Planning, Regulatory Services and Heritage
Wards:	All
Locality Affected:	All
Parishes Affected:	All

### **1. Purpose and Reasons**

- 1.1 To seek Planning Committee endorsement to introduce a revised pre-application advice fee structure and guidance that is transparent, and commits to a level of service that meets applicant's needs, provides certainty, improves efficiency in the overall planning service and meets total costs of providing the service. The revised fee structure would replace the existing fee structure.
- 1.2 The Pre-Application Service is key to the delivery of regeneration and growth by enabling early engagement with developers and applicants. The pre-application advice stage provides an opportunity not only for developers to receive certainty over the likely acceptance of their proposals, but also for the Council to both shape and drive growth and regeneration schemes. The service is integral to the delivery of the development strategy in the Swindon Borough Local Plan (2026), and Council pledges and objectives around regeneration and sustainable growth. To do this, a greater proportion of our planning resource will need to be devoted to facilitating schemes at an early stage.
- 1.3 Section 93 of the Local Government Act, 2003, allows for the charging for discretionary services. Swindon has been operating a 'charged-for' Pre-application Service since 2010. Over this time the service has facilitated a number of major development schemes, and in doing so has generated an income of over £400k to fund the service. However, the costs recovered do not cover the costs of providing the service. More importantly, the current service does not meet all the needs of developers in a timely manner, which means that developers tend not to engage in a timely manner, meaning that applications can be well below standard on submission, extending timeframes for determination and increasing uncertainty. This is of no benefit to developers or the Council.
- 1.4 This report seeks Committee's authorisation to introduce a new Pre-application Advice Service that meets the needs of customers functioning to the mutual benefit of both developers and the Council, and which covers costs.

### **2. Recommendations**

#### That Committee:

- 2.1 Agrees to the introduction of the new Pre-application Advice Service in accord with the Pre-application Guidance Note and Fee Structure as set out in Appendix 1.

# Relaunch of the Pre-application Advice Service

**Planning Committee**

**Date: 9<sup>th</sup> April 2019**

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- 2.2 Agrees the Pre-application Service Guidance Note and authorises the Head of Planning, Regulatory Services and Heritage to publish the protocol in the planning pages of the Councils Web site.
- 2.3 Authorises the Head of Planning, Regulatory Services and Heritage to make any minor or typographical changes as may be necessary prior to publication.
- 2.4 Authorises the Head of Planning, Regulatory Services and Heritage to refresh forms required to operate the Pre-application Service in accordance with the Council's online forms and amend the Pre-application Service Guidance Note to capture changes in process.

## **3. Context**

### Legislative Framework

- 3.1 Section 93 of the Local Government Act 2003 allows local councils to charge for discretionary services. Pre-application advice is a discretionary service but is important to support the efficient delivery of the statutory planning service. The pre-application advice stage provides an opportunity for the Council to positively shape and help drive forward development. Our Pre-application Service as currently offered is no longer fit for purpose, and requires a review.
- 3.2 The Housing and Planning Act introduces a range of measures that will require Local Planning Authorities (LPAs) to be more commercially focussed (for example, proposals to introduce competition in service delivery). The Act also introduces a number of opportunities for LPA's to enhance their service (for example, the proposal to allow high performing LPAs to vary their fees / proposal to allow LPA's to charge higher fees for a "fast-track" service.)

### Planning guidance

- 3.3 The National Planning Policy Framework (NPPF) at paragraphs 188-191 encourages both the LPA and developers to engage in pre-application discussions at an early stage in formalising development proposals. The more issues that can be resolved at the pre-application stage, the greater will be the benefits. It also encourages engagement with the local community prior to submission of a planning application.
- 3.4 The Planning Practice Guidance (PPG) also recognises the significant potential to improve both the efficiency and effectiveness of the planning application system, the quality of planning applications, and their likelihood of success. It states that engagement needs to be tailored to the nature of the proposed development and the issues to be addressed.
- 3.5 In addition to government guidance, there has also been guidance issued by professional bodies such as 'The Pre-application Suite' published in June 2014 by the Local Government Association and the Planning Advisory Service.



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## Council Aims and Objectives

- 3.6 The Vision for Swindon 2016 – 2020 has four main priorities, which are:
1. Improve infrastructure and housing to support a growing, low-carbon economy
  2. Offer education opportunities that lead to the right skills and right jobs in the right places
  3. Ensure clean and safe streets and improve our public spaces and local culture
  4. Help people to help themselves while always protecting our most vulnerable children and adults
- 3.7 The Pre-application Service is key to delivery of high quality development and infrastructure by both ensuring the delivery of ambitious objectives within the Swindon Borough Local Plan 2026, and ensuring that the Council can recover the costs of that delivery.
- 3.8 The benefits of providing a good Pre-application Advice Service for both the Council and developers can be summarised as:

Benefits for the Council	Benefits for the developer
<ul style="list-style-type: none"><li>• A proactive / positive activity;</li><li>• Assists in supporting growth / regeneration;</li><li>• Opportunity for the Council to advise on the merits of a proposal and steer an evolving scheme appropriately;</li><li>• Opportunity for the Council to set out its expectations;</li><li>• Results in better quality planning application submissions;</li><li>• Enables community engagement early in the process;</li></ul>	<ul style="list-style-type: none"><li>• Increases certainty and reduces risks.</li><li>• Reduces delays (right first time).</li><li>• Able to tap into expert technical advice (Highways, Contaminated Land, Building Control, Environmental Health etc).</li><li>• Assistance with Member / Public engagement.</li><li>• Assistance with engagement with statutory consultees</li></ul>

## 4. Existing Pre application service

- 4.1 The existing Pre-application Guidance Note sets expectations and charges for both householder (extensions to domestic properties) and non-householder development proposals.

### Householder Developments

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- 4.2 This service requires customers to pay a fee of £75 for advice regarding householder development (or £100 for advice including a site visit) householder development proposals. This includes a written response or meeting with the customer within 2 weeks of receipt of the correct fee.

## Non-householder Developments

- 4.3 This existing service requires the customer to pay a fee that constitutes 10% of the usual planning application fee with a minimum fee of £100. There are exemptions to the fee if the development relates to a regeneration scheme within the Town Centre or development by a community group or the voluntary sector. The range of fees for all schemes not exempt would be between £100-25,000 depending on the scale of the proposal. The service commits to providing a written response in draft form, including input from consultees, within 4 weeks of receipt of the fee.
- 4.4 There is no commitment within the existing system to meet with applicants, although in practice, discussions with the applicant do take place. However, the current service does not make the level of service transparent to the user.
- 4.5 The existing Pre-application Service has been evaluated by both internal and by our customers. This analysis has informed the scope of changes now proposed to the service.
- 4.6 The analysis of fees generated compared to the costs to deliver (in terms of the Officer time spend on a variety of pre-application submissions) has revealed that the fees do not cover those costs. In addition, it is also clear from that analysis that there were too many fee exemptions (for all regeneration and inward investment developments within Swindon town centre for example) resulting in a significant amount of work being undertaken for no fee.
- 4.7 The analysis has also included benchmarking with other local authority services in relation to pre-application advice. This has revealed that our fees are generally lower than the fees charged by nearby authorities and for those dealing with comparable regeneration areas.
- 4.8 The consultation with officers involved in the delivery of the service has highlighted that the process of delivery was laborious, with limited administrative support and inefficiencies resulting in time wasted. The feedback from customers also revealed there were some inconsistencies in response times and content of advice. These matters will be tackled through process improvement work which will be undertaken prior to the launch of the service to minimise the occurrence of these issues.
- 4.9 There has also been feedback provided by customers. This feedback revealed that the quality of the service was generally acceptable and compared well with the services provided by other local authorities they worked with. It revealed that users of the service rated the certainty of advice given, timeliness of responses and provision of face to face meetings as their main priorities. However, the

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current service, which is focused on a written response rather than face to face meetings, is not flexible enough to meet the needs of the customer. The Swindon Development Delivery Panel were presented with a draft of the proposed pre-application advice service at their meeting of 27<sup>th</sup> March 2019. Their feedback revealed we need to ensure inward investment, therefore, the new Pre-application service will be linked with the Economy Team to ensure inward investment in Swindon is supported.

4.10 It was clear from the analysis of the existing Pre-application Service that a review was necessary to tackle the issues raised. The new service aims to focus on the following key issues in its provision:

- Consistency;
- Certainty;
- Timeliness;
- Proper co-ordination of responses
- More tailoring of the service to customer needs;
- More opportunity for face-to-face meetings to discuss key issues;
- Greater transparency in the charging schedule.

4.11 Taking this into account, the following objectives have been the focus of the review of the existing Pre-application Service:



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## Objective 1 (A service that delivers value to the customer)

To provide a pre-application advice service that de-risks the regulatory processes and delivers added value for the applicant.

Measure of Success: Applicants taking forward schemes are happy to pay for the pre-application advice service.

## Objective 2 (A service that shapes development proposals)

To provide “One-Council” advice to applicants across all relevant disciplines that allows the Council to present its expectations for development

Measure of Success: Relevant Council service areas are actively engaged in the pre-application process. Council officers take ownership of the schemes coming forward through the service. Ward Members and Parish Councils actively engaged in pre application submissions.

## Objective 3 (cost recovery)

To introduce a pre-application advice fee structure that is transparent to all and set at a level that is reflective of the total costs incurred in delivering the pre-application advice service.

Measure of Success: The income generated by the pre-application advice service meets the total cost of delivering that service. The fee structure is clear to all. The financial benefits of high quality schemes are realised.

## **5. Proposed Pre application service**

5.1 The cost schedule for the proposed Pre-Application Advice Service has been devised by analysing the costs for Officers to deliver the service and using the scale of fees charged for similar services by other LPA's as a benchmark. In addition, we have used the customer feedback to devise a flexible service to meet their needs. The full Pre-application Advice Guidance Note is attached as Appendix 1 to this report.

5.2 In summary, the key characteristics of the new service area:

- Fewer developments that would be exempt from paying any fee
- Introduction of a reduced fee for certain types of development or developer (for example where the scheme comprises development within the town centre or is submitted by a registered charity)
- Greater encouragement for community engagement (including with Ward Councillors and Parish Councils) at an early stage.
- More clarity regarding definitions for development proposals to improve transparency

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- More realistic timeframes for provision of advice and/or scheduling a meeting, which are adhered to
- An increase in fees for minor application proposals
- More flexibility in the level of service provision including “add-ons” (such as additional meetings and/or written advice that can be provided at an additional cost)
- More emphasis to encourage applicants to take development proposals to a Design Review Panel

5.3 The proposed Pre-application Service is considered to strike the correct balance between customer requirements, cost recovery and the delivery of the aims and objectives set out with the Swindon Borough Local Plan 2026. Members are therefore asked to endorse this report and agree the recommendations set out in section 2 of this report.

5.4 As an alternative, or in addition to, using the pre-application advice service, applicants have the ability to enter into a Planning Performance Agreement (PPA) with the Council. The main purpose of the PPA is to enter into an agreed determination timetable between the Council and the applicant. There is a fee to cover the cost of this service. A bespoke fee is negotiated on a scheme by scheme basis, with the fee level set being dependent on the complexity of the scheme.

## Process development

5.5 The proposed pre-application advice service is predicated on a digitised process which reduces hand offs and eradicates avoidable delays. The digitisation and production and testing of forms is currently ongoing and is expected to be completed in the next two months. It is not recommended that the new pre-application advice service is introduced until this process is complete. Accordingly, it is anticipated that the service will be introduced on 30<sup>th</sup> June 2019.

## 6. Alternative Options

6.1 The Council could rely on the existing Pre-application Advice Service, though this is no longer fit for purpose. Operating the service in its current form would continue to place pressure upon an already constrained budget to the detriment of service provision in other areas for the Development Management Teams, and would not necessarily provide developers with a timely and effective service.

## 7. Implications, Diversity Impact Assessment and Risk Management

### Financial and Procurement Implications

7.1 Government guidance makes it clear that Local Planning Authorities can recover the costs for providing service. The current Pre-application Service provides a

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generally good level of service for the customer but fails to recover adequate costs, which are placing additional pressure upon resources. The proposed service would maintain and improve service as well as relieving pressure upon limited resources.

## Legal and Human Rights Implications

- 7.2 In law, section 93 of the Local Government Act 2003 gives the Council the power to charge for providing pre-application advice (as a service that the Council has the power, but is not obliged, to provide), subject to a duty to secure that, taking one financial year with another, the income from charges under that subsection does not exceed the costs of provision. This charging mechanism, therefore, allows the Council to recover at least some of the costs incurred before the application is submitted.

## All Other Implications (including Staff, Sustainability, Health, Rural, Crime and Disorder)

- 7.3 It is envisaged that the new Pre-Application Advice Service would enable staff to be clearer on the level of service provided to customers thereby allowing staff focus to remain upon steering development proposals to accord with our adopted development strategy.

## Links to Council Plan 2016-2020, Strategic Objectives, Plans and Policies

- 7.4 This report relates to improving the quality of development to be constructed in the Borough and therefore it is aligned with the vision for Swindon which seeks to ensure Swindon has all the positive characteristics of a British city with one of the UK's most successful economies and a model of well managed housing growth which supports new and existing communities. In addition, the new Pre-Application Service supports two of the four priorities set out within the Council Plan 2016-2020. These are; Priority 1: to improve infrastructure and housing to support a growing, low-carbon economy; and Priority 3: to ensure clean and safe streets and improve our public spaces and local culture.

## Diversity Impact Assessment

- 7.5 The implementation of this proposal will not create an adverse impact on the basis of age, disability, race, gender, sex, sexual orientation, religion or belief.
- 7.6 Pre-application advice in relation to the adaption of properties for the benefit of people with special accessibility needs would continue to be free.

## Risk Management

- 7.7 The impact of the new fee structure will be reviewed regularly.



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## **8. Consultees**

- 8.1 The Board Director, Resources (Section 151 Officer) and Director of Law and Democratic Services (Monitoring Officer) are consulted in respect of all reports.

## **9. Background Papers**

- 9.1 The relevant background documentations:

- National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)
- 'The Pre-application Suite' published in June 2014 by the Local Government Association and the Planning Advisory Service.

## **10. Appendices**

Appendix 1 – Pre application Advice Service Guidance Note

# Development Pre-Application Advice Service Guidance Note

## Introduction

The pre-application advice stage provides an opportunity for developers to work together to positively shape and help drive forward growth and regeneration schemes. Entering into pre application discussions is a proactive activity. Pre application discussions can help de-risk inward investment schemes and enhance the quality of schemes coming forward. We want to guide you through this process to help you to submit policy compliant planning applications to minimise delays and unnecessary cost.

This document sets out the approach and costs for pre application activity including the schedule of costs and timeframes associated with the process.

## Why Submit a Pre-app?

**Increases certainty** – The submission of a pre-application enquiry enables you to obtain clear, impartial advice at an early stage before proposals are firmly set and will highlight issues that need consideration prior to submission of a planning application. It will help you to minimise the impact of any constraints on your proposal before the application stage.

**More effective collaborative working** - Opportunity for the Council to set out its expectations and adopt a partnership approach, with the provision of a tailored service to answer the questions you have raised to mutually agreed timescales.

**Reduces delays (right first time) and costs** – The service can help prevent unacceptable schemes from entering the planning system. This will help to save time and money in employing your professional advisors. The clear and pro-active advice will assist in turning an unacceptable development to an acceptable development, where possible.

**Speeds up planning application process** – Addressing issues at pre-application stage can reduce the time it takes to determine the planning application and assists in the determination of the planning application within statutory time frames and improves the quality of the development proposal.

**Validation requirements made clear** – Part of the response will identify the information to be submitted at the planning application stage so that your application can be validated without delay.



**Able to tap into expert technical advice** – This can help in the quality of your planning application submission enabling technical consultees to input into the scheme at an early stage. This can reduce potential delays and can avoid the need to provide additional information after submission of the planning application.

**Early notification of likely planning restrictions** – The service will enable you to gain an early understanding of the type of restrictions that could be applied to any consent to enable you to address them in your submission and save you time post decision.

## Building Regulations Advice

The Council's Building Control Service can provide comments on pre-application schemes helping you to identify and design out potential building control issues saving you time and money at later stages of the development process. You can consult building control alongside your pre-application by contacting them separately. The following link provides additional information in relation to Building Regulations. [Helpful advice in relation to Building Regulations](#)

## What to consider prior to submitting your pre application enquiry

- Undertake some initial research about the planning history of your site from the Council's public access system [Swindon Public Access](#) You can also search a map for planning applications nearby.
- The Council encourages you to approach the occupants of adjacent properties, Ward Members and Parish Councils in order to help them understand your scheme and to help you understand their concerns. Such discussions can help you to design a scheme which is more likely to receive community support.
- It is advised you contact us at the earliest stage of your project. You do not necessarily need professional representation to do this initially. It is for you to decide when to employ the services of a professional to assist in your project.
- You may, after initial views have been obtained from Officers, wish to employ your own private professional help to advise you – our service is not intended to be an alternative to employing professional consultants.

The more information you can provide in relation to your project, the better we are able to provide an effective and helpful advice. The quality of your submission will influence the level of detail the Council is able to provide in relation to your project.

## Free advice provided by the Council

- Advice on Building Regulations. Please email [buildingcontrol@swindon.gov.uk](mailto:buildingcontrol@swindon.gov.uk) 01793 466138
- Advice on proposed facilities solely for adaptations for the disabled
- Applications for Listed Building Consent where planning permission would not be required. If planning permission is also required, the usual fees set out in this document will apply.

## Reduced Fees

A reduced fee (50%) will be charged by the Council if the proposal relates to facilities for:

- A registered charity
- Parish Council
- School
- NHS facility
- Self-build homes
- Development within the Town Centre.
- Developments consisting of 100% affordable housing.

## Householder Development

This service is not designed to advise that planning permission is required. If you seeking confirmation as to whether your development proposal requires planning permission, you can submit a Lawful Development Certificate Application. Further guidance on how to do this can be found at [Lawful Development Certificates](#).

Householder Development is defined, for the purposes of this document as:



*“the enlargement, improvement or other alteration of an existing residential property (e.g. house, bungalow, flat, sheltered accommodation) and erection of buildings, structures, boundary fences/walls with the garden of a residential property, for the purposes ancillary to the enjoyment of the main residential property”.*

This will include sheds, swimming pools and other structures at your home. However, it should be noted that a self-contained dwellings are excluded from this definition. A family annex would be included in the definition of householder development as long as it would be occupied by a member of the family and there remains a functional link to the occupation of the main dwelling on the site (use of shared facilities such as bathroom and/kitchen).

If you wish to provide self-contained accommodation to allow for separate occupation without any use of the main dwelling (for example used by a party, unrelated to the occupiers of the main dwelling, who does not need to enter the main house for their day to day needs) this is not considered to be ancillary to the main dwelling and would need to be considered as a change of use application.

Householder Development Fees		
Application Type	Service Provided	Charge
<b>Householder</b> Development within the curtilage of a residential property (including listed dwellings) and is <u>not</u> a change of use or provision of an additional dwelling.  This includes, extensions to a property, including annexes (see above), construction of sheds, provision of a dropped kerb (when planning permission is required)	Schedule examining your proposal against relevant design guidance. <ul style="list-style-type: none"> <li>- Advice on the acceptability of the proposal.</li> <li>- Advice from the Council's Highways Team if required;</li> <li>- Suggested changes to the proposal to make it acceptable where this is possible;</li> <li>- A list of relevant information to be submitted with the application.</li> </ul> This service also includes an opportunity for a follow up telephone discussion with the Case Officer to clarify aspects of the written advice.  <b>Please note:</b> A site visit will not be undertaken as part of this process.	<b>£100 (plus VAT)</b>

Householder pre-application advice will be provided within **15 working days** of receipt of the fee, unless a mutually agreed extension to that deadline is agreed between the relevant parties.

Minor Development Proposals Scale of Fees		
Application Type	Service Provided	Charge
<ul style="list-style-type: none"> <li>• Provision of 1-9 dwellings through subdivision or new construction</li> <li>• Change of use of land and building, including HMOs (not including the provision of new dwellings)</li> <li>• Non-residential extensions up to 999 square metres (including shopfronts)</li> <li>• Advertisement consent</li> <li>• Use of land measuring less than 15 Hectare for waste disposal or extraction of minerals</li> <li>• Telecommunication development</li> <li>• Renewable energy proposals</li> <li>• Minor operations such as the provision of car parks, roads, sports</li> </ul>	<p>Written advice consisting of a summary of key issues including consultation responses, suggested amendments required and a list of validation requirements.</p> <p>If you require a meeting or further advice after the initial response, additional fees will be charged.</p> <p>One unaccompanied site visit.</p>	<p><b>£500 (plus VAT)</b></p> <p>Meeting <b>£500 (plus VAT)</b></p>
<p>For schemes where a meeting is not included, we aim to provide the written response within <b>25 working days</b>.</p> <p>If a meeting is included in the request, you will be contacted by the Case Officer with potential meeting dates to be scheduled after the consultation period has expired (approximately <b>25 working days</b> after receipt of the correct fee together with the application documents) and we aim to provide a written summary within <b>10 working days</b> after the meeting date.</p>		



Major Development Proposals		
Application Type (applies to both outline applications and reserved matters applications)	Service Provided	Charge
<b>Major Type 1</b> <ul style="list-style-type: none"> <li>• Provision of 10- 99 dwellings</li> <li>• Use of land with an area greater than 15 Hectares for disposal of waste or extraction of minerals.</li> <li>• Provision of 1,000 – 10,000 square metres of non-residential floor space.</li> </ul>	<p>One meeting with the Case Officer and relevant consultees.</p> <p>The fee also includes the provision of one piece of written advice, provided after the meeting. The advice will consist of a summary of key issues including consultation responses, suggested amendments if possible and a list of validation requirements.</p>	<p><b>£2000 (plus VAT)</b></p> <p>Additional meetings including subsequent written advice <b>£500 (plus VAT)</b></p>
<b>Major Type 2</b> <ul style="list-style-type: none"> <li>• Provision of 100 - 299 dwellings</li> <li>• Provision of 10,001 – 29,000 sq metres of non-residential floor area.</li> </ul>	<p>One meeting with the Case Officer and relevant consultees.</p> <p>Provision of one piece of written advice consisting of a summary of key issues including consultation responses, suggested amendments and a list of validation requirements</p>	<p><b>15% of the full planning application fee (plus VAT)</b></p> <p>Additional meeting together with written advice <b>£500 (plus VAT)</b></p>
<b>Major Type 3</b> <ul style="list-style-type: none"> <li>• Provision of more than 300 dwellings</li> </ul>	<p>Two meetings with the Case Officer and relevant consultees.</p> <p>Provision of two pieces of written advice consisting of a summary of key</p>	<p><b>15% of the full planning application fee (plus VAT)</b></p>

<ul style="list-style-type: none"> <li>Provision of more than 30,000 sq m of non-residential floorspace</li> </ul>	issues including consultation responses, suggested amendments where possible and a list of validation requirements	Additional meeting together with written advice <b>£500 (plus VAT)</b>
<p>Once the application has been received with the relevant fee, you will be contacted by the Case Officer with potential meeting dates. We aim to schedule the meeting after the consultation period has expired. This is likely to take place approximately <b><u>25 working days</u></b> after receipt of the correct fee and required supporting documents. We aim to provide a written summary within <b><u>10 working days</u></b> after any meeting date. Subsequent meetings will be scheduled by mutual agreement between the applicant and the Case Officer.</p>		

Design Codes		
Application Type	Service Provided	Charge
Discharge of condition for Design Code  Design Code associated with an application	One accompanied site visit.  Guidance through the process to adoption and written advice consisting of a summary of key issues including consultation responses and suggested amendments.  A series of workshops with a multi-disciplinary team led by the Case Officer to discuss the main issues and shape the design code.  The number of workshops will be loosely based on 1 workshop per £1,000 of the Design Code pre app fee. If you require additional workshops or further advice, additional fees will be charged.	<b>15% of the equivalent outline planning fee (for no. of dwellings) for the area covered by the Design Code (plus VAT)</b>  <b>£500 (plus VAT) per additional workshop and advice.</b>
<p>On receipt of the fee you will be contacted by the Case Officer to arrange workshop dates, the first of which will be scheduled after the consultation period has expired (approximately <b><u>25 working days</u></b> after receipt of the correct fee together with the design code documents).</p>		



### Additional fees

<b>Design Review Panel</b>	In addition to the pre-application fees above (unless negotiated as part of the Planning Performance Agreement), applicants are strongly encouraged to refer proposals to the Design Review Panel. Further advice can be found in Appendix B	<b>See Appendix B for charges</b>
<b>Scoping Meetings</b>	A one-off scoping meeting for any Major development proposal to primarily consider the principle of the proposal only in the context of the Swindon Borough Local Plan 2026. The discussion of detailed matters regarding development proposals will be required to enter detailed pre-application discussions as detailed above.	<b>£500 (plus VAT)</b>
<b>Planning Performance Agreement</b>	If you consider the service does not meet your needs, you can contact the team to negotiate a bespoke service programme and enter into a Planning Performance Agreement (please see the relevant contact details at the end of this document). In addition, if when we receive your pre application and the development is complex or highly time constrained it may be recommended that a Planning Performance Agreement is more appropriate to assess the development in full.	<b>P.O.A</b>
<b>External consultees</b>	Please note that other external statutory consultees may charge for their own services separately. If this is the case then these charges will be in addition to the charges outlined above. You are advised to speak to the relevant statutory consultee who will be able to advise in advance if charges are likely to apply to their services.	

## What do you need to do to begin the pre-application process?

1. Complete the relevant forms available at <https://www.swindon.gov.uk/planning>
2. Pay the relevant fee. This can be paid by:
  - Online via the Council's website, at [https://www.swindon.gov.uk/info/20030/planning\\_and\\_regeneration/492/apply\\_for\\_planning\\_permission](https://www.swindon.gov.uk/info/20030/planning_and_regeneration/492/apply_for_planning_permission)
  - cheque payable to Swindon Borough Council submitted with your form
  - by calling 01793 466340
3. Provide appropriate supporting information.

## Information to be submitted with your pre-application submission

The certainty of advice provided from the Council is in part dependent on the quality and accuracy of the information you submit. We therefore suggest that you include the following:

- 1:1250 Location plan
- 1:500 Site Plan showing the boundaries of the site and any neighbouring structures, trees, and other constraints
- A covering letter detailing your proposal and your understanding of the constraints of the site
- Indicative site layout including existing site constraints
- Indicative scale and massing information in sketch or written form
- Any supplementary information relating to the mitigation of environmental effects such as Ecological Reports, flood risk, highway safety measures etc.
- Photographs of site and surroundings

### ***Please note.....***

Each project or separate site referred to in an enquiry will be charged at the appropriate rate.

Any advice given by Council officers following pre-application enquiries does not constitute a formal response or decision of the Council in respect of any future planning applications.



Any views or opinions expressed are given in good faith, and to the best of ability, based on existing planning policies and standards, without prejudice to the formal consideration of any future planning application. The final recommendation on any application can only be taken after the Council has consulted local people, statutory consultees and other interested parties. The final decision on an application will then be made by senior planning officers or by the Council's Planning Committee and will be based on all of the information available at the time.

It follows that officers cannot give any guarantees about the final formal decision that will be made on any future planning application. However, any pre-application advice that has been provided will be carefully considered in reaching a decision or recommendation on an application, subject to the proviso that circumstances and information may change, and alter that position. (The weight given to pre-application advice notes will inevitably decline over time and little or no weight may be given to the Council's pre-application advice for schemes which are submitted more than two years after the advice being issued)

Any advice given in relation to the planning history of the site, planning constraints or statutory designations does not constitute a formal response under the provisions of the Local Land Charges Act 1975.

Pre-application requests for advice will not be subject to any publicity but we may be obliged to release documents if we receive a Freedom of Information (FOI) request. Our file notes will form part of the public file if an application follows.

We cannot therefore guarantee confidentiality. If the information you provide includes sensitive or confidential information this should be clearly stated at the head of the submission. We can then take this into account should an FOI request be received.

## **Do you need further information?**

You can find further information by visiting our website [www.swindon.gov.uk/planning](http://www.swindon.gov.uk/planning)

There is also further help provided on the planning portal, including ways to purchase plans of the development site if you require them. Please visit <https://www.planningportal.co.uk/>

## **Contact Details**

### **Building Control**

Principal Building Control Surveyor- Building Control Department 4th Floor Wat Tyler House West , Beckhampton Street, Swindon, SN1 2JH email: [buildingcontrol@swindon.gov.uk](mailto:buildingcontrol@swindon.gov.uk) Tel 01793 466138

### **Development Management**

[planningenquiries@swindon.gov.uk](mailto:planningenquiries@swindon.gov.uk)

### **Masterplanning, Design & Conservation Team**

[designmasterplanning@swindon.gov.uk](mailto:designmasterplanning@swindon.gov.uk)

### **New Eastern Village Development**

[nev@swindon.gov.uk](mailto:nev@swindon.gov.uk)

## **APPENDIX A – PUBLIC ENGAGEMENT**

Whilst pre application discussions are treated as confidential, Swindon Borough Council encourages applicants to carry out pre-application consultation with local residents and other sections of the community. Early engagement with interested parties should result in better quality development which is more likely to be supported by the community and less likely to be delayed by objections.

### **Single householder applications**

- Approach immediate neighbours and other nearby occupiers/owners of properties/land at the earliest stage in order to view sketch plans and discuss proposals.

### **Major development proposals or those below the major threshold but which are likely to have a significant impact due to the type of proposal or sensitivity of the site or its surroundings**

We strongly encourage some or all of the following should be carried out when the proposal is still at an 'early ideas' stage of the process:



1. Approach immediate neighbours and other nearby occupiers/owners of properties/land at the earliest stage in order to view sketch plans and discuss proposals
2. Engage with Local Ward Councillors. Contact details can be obtained via the Council's website.
3. Contact the relevant Parish Council. You can obtain information on the Parish Councils via the Council's website (see link below). Parish Councils are consulted about the majority of applications in their area. Their role is to make representations on behalf of their parishioners. Most Parish Councils meet monthly but some of the larger councils have separate planning committees which may meet more regularly. Time is allocated in each meeting for attendees to raise issues with councillors and to gain feedback. Parish Councils can:
  - Give feedback as to whether a proposal is likely to be acceptable or not to the local community
  - Suggest improvements or mitigations to make a proposal more acceptable
  - Provide contact details for local community groups and other stakeholders
  - Provide additional useful local information eg about land ownership/flooding/community aspirations
  - Help with arranging public information events to publicise proposals
4. Make arrangements to meet representatives of local stakeholder groups either separately or at a wider exhibition/event in order to present sketch plans and ideas. Attendees should be requested to provide written feedback, either by a form/questionnaire available at the event or by email/post within 2 weeks.
5. Prepare a proposed Statement of Community Involvement detailing the planned engagement.

#### **Useful links:**

To find out which Parish Council to approach go to: [Parish Council postcode checker](#) and use the postcode checker and then view the contact details for the relevant Parish [Contact Details for Parishes](#)

To find out which Ward Members to engage with see the SBC website at: [Your Councillors](#)

## APPENDIX B

### Swindon Borough Council's Design Review Requirements

The use of a Design Review Panel is not to duplicate or replace our existing in-house design service. Instead it provides independent advice from a multi-disciplinary expert panel to support scheme progression and offer support to both the developers and Swindon BC in securing high quality development.

Achieving high quality design requires early dialogue. A design review supports dialogue most effectively when given concurrently with key consultee feedback, and that avoids the need for major changes and costly revisions. Design Review is therefore best held at the pre-application stages.

Creating Excellence South West Design Review Panel\* (CE SWDRP) provides independent design review services to Swindon Borough Council.

The CE SWDRP Panel provides multi-disciplinary expertise in architecture, landscape architecture, heritage design, urban design, hydrology, town planning, highways and transport planning, engineering, environmental sustainability, energy, development delivery and viability. The composition of the Panel for each design review session is tailor-made to meet the needs of the particular proposal under consideration.

The Panel follows the [Ten Principles of Design Review](#) as set out by the RIBA, RTPI, Landscape Institute and Design Council CABI. As to their work, CE provide some [case study examples](#).

The CE SWDRP Panel is managed and administered by Creating Excellence (CE) a not-for-profit organisation that has been delivering design support in the South West since 2005. There is more information on the [Creating Excellence South West Design Review Panel](#) website.

#### **Contact**

Administration and advice on design review requirements is provided by CE SWDRP's Panel Manager Julie Tanner (MRTPI) [julie.tanner@creatingexcellence.org.uk](mailto:julie.tanner@creatingexcellence.org.uk) 07970 514480.



Please contact Creating Excellence who will agree design review requirements and a convenient date and time with you. The Design Review meeting will be held at Swindon Borough Council Offices and will be preceded by a site visit.

### ***Confidentiality***

In line with the Council's normal pre-application process, design review advice provided to the applicant before an application is confidential at that time. Applicants should feel free to share their proposals openly and honestly with the Panel in order to receive the most useful advice. After an application is submitted, Design Review letters, including those produced at a pre-application stage will be published on the Council's website - in line with maintaining transparency in the Council's planning process.

In order to ensure the process is streamlined and consistent, both the case officer and an urban design officer will be present at each design review session.

### ***Design Review Letter***

CE will produce a formal letter on behalf of the Panel Chair following the design review that will be provided to the LPA and Applicant simultaneously 10-14 days from the review session. This will carry the CE SWDRP logo and the contents will be taken into account and reflected in the Planning Officers report to fulfil the requirements of NPPF paragraph 62.

### ***Cost***

CE is a not-for profit organisation, run independently from the Council. Fees for Design Review are paid directly to CE. The range of Design Review services offered by CE can be tailored to the scheme and agreed with the applicant first. A list of typical charges is available to view at this [link](#).