

Meeting of Lacock Parish Council on 9 May 2022

Planning Applications Report

PL/2022/02892

Application for the Change of Use to Agricultural, Commercial Machinery & Plant Hire Yard (part retrospective) for use in conjunction with the Workshop and Plant Hire Business (resubmission of PL/2021/08213) - SW Machinery Hire Ltd, Folly Lane, Lacock

When the previous application was considered by the Parish Council on 13 September 2021 the Council submitted the following objection to Wiltshire Council:

Lacock Parish Council considered this application on 13 September and resolved to OBJECT. The objection is based on the Council's concern that this business generates ever increasing numbers of HGV movements onto Folly Lane which is completely unsuitable to take the type of vehicles proposed.

It is of interest to note that the Highways Department raised no objection to this application, but an objection was lodged against the proposed development on drainage grounds. It was evidently for this latter reason that the 2021 application was withdrawn.

Subsequently, following concern expressed to Wiltshire Council by the Parish Council over the use of part of the site without planning permission, the matter was investigated by the Local Planning Authority's Enforcement Officer. In an email to SW Machinery Hire on 12 April 2022 the Enforcement Officer identified the following unlawful development:

1. The formation of a large area of hardstanding;
2. The erection of a bund;
3. The material change of use of agricultural land for use as a machinery hire depot (see 1 above); and
4. The erection of a porta-cabin office.

The most recent planning application does not overtly address these contraventions as the application pre-dates the email from the Enforcement Officer. However, it would appear to address items 1 and 3. A new planning application is therefore needed to address items 2 and 4.

Turning now to the present application. It would appear to seek to rectify the unauthorised use of the land, but it seeks permission for an even larger area for machinery storage etc than was previously identified in the 2021 planning application. In the 2021 application the total area identified for such use was 10,500 square metres, but in this later application it has been increased to 12,800 square metres. By implication, this will almost certainly result in ever increasing HGV movements from

the site which is the main cause of concern for the Parish Council. Consequently it would seem likely that the Parish Council would wish to maintain its OBJECTION to the proposal.

However, bearing in mind that the Highways Department did not object to the earlier application, should Wiltshire Council be minded to grant permission for the proposed change of use the Parish Council should perhaps request that a condition be imposed requiring that a large sign be erected on the exit to the site reminding drivers that there is a 7.5t weight limit on the C155 at the bridges in Lacock. (If the Parish Council were to pursue this request in the consultation response to Wiltshire Council then it would be pertinent to explain the background to this request ie the police involvement in seeking to enforce the 7.5t weight limit.)

Planning Appeal Notification - Re: PL/2021/08737 for the Erection of New Dwelling - Rear of Monks Way, Corsham Road, Lacock
Inspectorate Ref: APPY3940W22/3294825

When this planning application was initially considered by the Parish Council on 11 October 2021 it had no objection in principle to the proposed new dwelling, but raised an objection to the proposed access to the Garden Centre from the south of the site. The application was subsequently amended to remove this access option which resulted in the Council on 6 November 2021 raising no objection to the proposal.

Wiltshire Council refused planning permission on 24 February 2022.. To precis the reasons of refusal:

- 1) The development would be in a rural location outside any recognised development limits
- 2) The proposal, located remote from services, employment opportunities and not well served by public transport is contrary to the key aims of the National Planning Policy Framework.....
- 3) ...the only point of access to a public highway is shown from Rosemary Lane the works required to surface this access would erode the attractive rural character of this part of the lane....
- 4) The access from Rosemary Lane would encroach into open countryside.....

Knowing the site and location I will leave you to form your own opinion on the validity of these reasons for refusal.

Both Wiltshire Council and the Consultants acting for the Appellants have submitted their cases for consideration by the Planning Inspector. (The appeal is to be dealt with by written representations).

The Parish Council has the right to leave its previous No Objection resolution as its position on the proposed development or it can change its resolution in the light of having read all the appeal documents. Any change will be required to be submitted before 30 May 2022. The Parish Council will need to decide its stance at the meeting.

Redcot, Bowden Hill, Lacock Planning Permission 19/11892/FUL Contraventions of Planning Permission

When this planning application was under consideration Lacock Parish Council objected to the proposed redevelopment of the site to form new residential accommodation. The redevelopment of the site was commenced in September 2020 and completed in December 2021.

It has become apparent that a number of alterations and extensions of this dwelling do not appear to have been carried out in strict accordance with the approved plans and documents, as specified in the Notification of Full Planning Permission dated 30 June 2020.

The main concern is that the kitchen terrace shown on revised site plan No 219030/14 dated April 2020, is approximately half the size and a completely different shape to that which has been constructed. It is considered that the prominent position of this oversized terrace, positioned on the western extremity of the building, results in it being readily visible and overlooking the common. As such it is considered that it has a detrimental effect on the Bowden Hill Conservation Area.

Also, the revised lower ground floor plan No 219030/11 shows one external door on the south wall of the utility room. However, a second external door has been added in the north wall which is not shown on the approved plans.

Next the Wiltshire Council Arboriculturalist raised concern that protection fencing had not been indicated for a tree identified as T15 (Oak) in the the arb report. This is a sizeable tree which had to be transplanted and ultimately relocated in the northern boundary of the site. It has been relocated, but has died. It is readily visible. The planning permission requires that it be replaced with a tree of the same size, this has not happened.

A further concern is that the protection fencing installed to protect the roots of trees identified as T20 and T21 were removed to install a sewage system within the area protected by the fencing.

It is recommended that the Local Planning Authority's Enforcement Officer be requested to investigate these alleged infringements of the planning permission.

PL/2022/03334 (Listed Building Consent)

Proposed alterations to dwelling including a replacement roof, fenestrations and internal works.

The proposed works would all look to improve the listed building.