

APPLICATION NO.	P15/V2020/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	24.8.2015
PARISH	WANTAGE
WARD MEMBER(S)	Charlotte Dickson St John Dickson
APPLICANT	Wantage Parish Council
SITE	19 Church Street, Wantage, OX12 8BL
PROPOSAL	Installation of a bronze bust of Sir John Betjeman on a natural stone plinth to an area in front of a listed building and within a conservation area.
AMENDMENTS	None
GRID REFERENCE	439705/187860
OFFICER	Sally Appleyard

SUMMARY

The application is referred to committee as the site is owned by the Vale of White Horse District Council.

The application seeks planning permission for the erection of a bronze bust of Sir John Betjeman on the north-west corner of the Vale and Downland Museum in Wantage, which is a listed building.

The main considerations in the assessment of this application are:

- The principle of development
- The impact of the design on the character of the site and the surrounding area, in particular the Wantage Town Centre conservation area.
- The impact on the setting of the listed building
- The impact on the amenities of neighbouring properties
- The impact on highway safety.
- Other considerations

The proposal would not result in any harm to the character of the surrounding area, as well as will have no harmful impact upon the residential amenities of the neighbouring properties,

The application is therefore recommended for approval.

1.0 INTRODUCTION

1.1 The Vale and Downland Museum is a grade II listed building located within the Wantage Town Centre conservation area. Neighbouring properties are located to the east, south and west of the site with a highway running along the northern boundary of the site. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee as the site is owned by the Vale of White Horse District Council.

2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection of a bronze bust of Sir John Betjeman set on a natural stone plinth inscribed with the words "John Betjeman 1906-1984 – Poet and Parishioner". The proposed bust will measure 2.0 metres in

height and is to be positioned on a raised area to the front of the museum in the north-west corner of the site.

2.2 Sir John Betjeman lived in the Mead to the west of the church and the museum from 1951-1972. He had a long association with the Church and was instrumental in the provision of the weather vane on the church tower, up to which the bust will look.

2.3 A copy of the application plans is **attached** at Appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Wantage Town Council	Fully supports. As the Wantage Town Council are the applicants, their consultation response cannot be taken into consideration.
Neighbour Representations	1-7 Kent Mews, Wantage <u>24.09.2015 - Objection</u> The grounds for objection are: <ul style="list-style-type: none"> • The Local Authority has failed to serve correct Statutory Notices as these were based on out of date information within the application. • The positioning of the bust is considered to pose a hazard regarding highway safety.
County Archaeologist (VWHDC)	There are no archaeological constraints to this application.
Conservation Officer Vale	No objection.
Highways Liaison Officer (Oxfordshire County Council)	No objection.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P15/V1794/LB](#) - Other Outcome (14/08/2015)

Installation of a bust on a natural stone plinth on an area in front of a listed building and within a conservation area.

[P11/V2853/DIS](#) - Approved (23/02/2012)

Request for compliance with condition for Application No: 11/00203/FUL conditions 3,5 and 6 and 11/00242/LBC conditions 4

[P11/V0242/LB](#) - Approved (25/05/2011)

Proposed two storey rear extension of the museum, including some demolition and alterations (Material amendment to 09/02313/LBC)

[P11/V0203](#) - Approved (25/05/2011)

Proposed two storey rear extension of the museum, including some demolition and alterations (Material amendment to 09/02312/FUL)

[P09/V2313/LB](#) - Approved (31/03/2010)

Proposed two storey extension to the rear of the museum, including some demolition and alterations.

[P09/V2312](#) - Approved (31/03/2010)

Proposed two storey extension to the rear of the museum, including some demolition and alterations.

[P99/V0203](#) - Approved (01/04/1999)

Remove garden steps and build disabled access ramp in garden.

[P97/V0919/LB](#) - Approved (04/09/1997)

Alterations to features.

[P94/V1083/LB](#) - Approved (20/10/1994)

Extension to the existing barn.

[P94/V1082](#) - Approved (20/10/1994)

Extension to the existing barn.

[P77/V0560/LB](#) - Approved (25/03/1977)

Erection of an extension to provide Museum, Exhibition Area and related activity areas.

[P77/V0559/LB](#) - Approved (14/03/1977)

Erection of an extension together with alterations to provide a museum and exhibition area together with related activity area (Phase 1)

[P74/V0518/COU](#) - Approved (20/12/1974)

Change of use for medical practitioner's surgery to that of a museum and exhibition hall.

5.0 POLICY & GUIDANCE

5.1 National Policy Framework 2012 and National Planning Practice Guidance 2014

The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight. The NPPG provides supplementary guidance to the NPPF.

5.2 Vale of white Horse Local Plan 2011

The development plan for this area comprises the adopted Vale of White Horse Local Plan 2011. The following local plan policies relevant to this application were 'saved' by direction on 1 July 2009.

Policy No.	Policy Title
DC1	Design
DC4	Public Art
DC5	Access
DC9	The Impact of Development on Neighbouring Uses
HE1	Preservation and Enhancement: Implications for Development
HE4	Development within setting of listed building

5.3 Emerging Local Plan 2031 Part 1

The draft local plan Part 1 is not currently adopted policy and this emerging policy and its supporting text has limited weight as per paragraph 216 of the NPPF. Greater regard therefore is to be given to the NPPF in line with paragraph 14 and where relevant, the saved policies (listed above) within the existing Local Plan.

Policy No.	Policy Title
Core Policy 37	Design and local distinctiveness
Core Policy 39	The Historic Environment

5.4 **Supplementary Planning Guidance**

- Design Guide – March 2015
The following sections of the Design Guide are particularly relevant to this application:-
 - *Listed Buildings (DG4)*
 - *Conservation Areas (DG5)*
 - *Responding to Local Character (DG103)*
 - *Consider your neighbours (DG104)*
 - *Scale, form and massing (DG105)*
 - *Design considerations (DG106)*

5.5 **Neighbourhood Plans**

Wantage does not currently have a neighbourhood plan.

5.6 **Environmental Impact**

This proposal does not exceed 150 dwellings and the site area is under 5ha. Consequently the proposal is beneath the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 and this proposal is not EIA development and there is no requirement under the Regulations to provide a screening opinion.

5.7 **Other Relevant Legislation**

- Human Rights Act 1998
 - The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.
- Equality Act 2010
 - In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning considerations in the determination of this application are:

- The principal of development
- The impact of the design on the character of the site and the surrounding area, in particular the Wantage Town Centre conservation area.
- The impact on the setting of the listed building
- The impact on the amenities of neighbouring properties
- The impact on highway safety.
- Other considerations

6.2 **Principle of development**

The principal of the development is considered acceptable. The proposed bust of Sir John Betjeman is considered as public art which will be a positive contribution to the character of the area and can be widely appreciated by the public (Local Plan Policy DC4).

6.3 Sir John Betjeman lived in the Mead to the west of the church and the museum from

1951 to 1972 and had a long association with the church and was instrumental in the provision of the weather vane on the church tower to which the proposed bust will look. As such it is considered that the proposed bust will contribute to the character and historic relationship of the local area.

6.4 Impact on the Wantage Town Centre conservation area

Policy HE1 requires the development to preserve or enhance the established character or appearance of the conservation area by respecting its context through appropriate design, siting, scale and quality of materials.

6.5 It is not considered that the development will have an adverse impact on the established character and appearance of the conservation area. The scale, design and massing of the proposed bust is considered to be subordinate to the main building and will enhance the historical features important to the character of the conservation area. The proposed development will not impact on the views within, into, or out from the conservation area.

6.6 As such, it is considered that the proposal would not have a harmful impact on the character and appearance of the conservation area. Therefore the proposal complies with the requirements of Local Plan Policy HE1 and the provisions of the NPPF, NPPG and Residential Design Guide.

6.7 Impact on the setting of the listed building

Policy HE4 requires the development to respect the characteristics of the listed building in its setting including any visual, functional, historic or architectural relationships it has.

6.8 It is not considered that the development will have an adverse impact on the setting of the listed building. It is considered that the siting, scale and design of the proposed bust respect the characteristics of the building in its setting. As such, the proposal complies with the requirements of Local Plan Policy HE4 and the provisions of the NPPF, NPPG and Residential Design Guide.

6.9 Impact on visual amenity

Policy DC1 requires the development to be of a scale, layout, design that does not adversely affect those attributes that make a positive contribution to the character of the locality.

6.10 The proposed bust will be positioned in the north-west corner of the site to the front of the museum and will be visible within the context of the building and the surrounding area. The proposed bust is considered to be subordinate in scale and height. It is not considered that the proposal would appear out of place within the street scene or harm the visual amenity of the locality.

6.11 As such, the proposal is considered to comply with the requirements of Local Plan Policy DC1, and the provisions of the NPPF, NPPG and the design guide.

6.12 Impact on neighbours

Policy DC9 seeks to prevent development that would result in a loss of privacy, daylight or sunlight for neighbouring properties or that would cause dominance or visual intrusion for neighbouring properties and the wider environment.

6.13 The size and position of the proposed bust is such that it is not considered that the amenities of neighbouring properties would be harmed in terms of overshadowing,

overlooking or dominance. As such, the proposal is considered to comply with the requirements of local plan policy DC9, and the provisions of the NPPF, NPPG and Residential Design Guide.

6.14 Impact on highway safety

Policy DC5 requires safe access for developments and that the road network can accommodate the traffic arising from the development safely. Paragraph 32 of the NPPF states that “development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.

6.15 An objection has been raised by the neighbouring properties to the west on the grounds that the proposed position of the bust will affect the sight lines of vehicles egressing Kent Mews and also make them less visible to pedestrians within Church Street. The proposed bust is set back from the highway and is not considered to impact on highway safety. The Highways Authority were consulted and have raised no objections to the proposal.

6.16 As such, it is considered that the proposal would not have a harmful impact on highway safety. Therefore the proposal complies with the requirements of Local Plan Policy DC9 and the provisions of the NPPF, NPPG and Residential Design Guide.

6.17 Other Considerations

The initial consultation did not consult all of the adjoining neighbouring properties on Kent Mews. A further full 21 days was given and all neighbours on Kent Mews were notified of the application.

7.0 CONCLUSION

7.1 The proposed development does not harm the visual amenity of the locality, in particular the conservation area, or the amenities of the neighbouring properties, and does not impact highway safety. The proposal therefore complies with the provisions of the development plan, in particular policies DC1, DC4, DC5, DC9, HE1 and HE4 of the adopted Vale of White Horse Local Plan, the council’s Residential Design Guide as well as with the National Planning Policy Framework.

8.0 RECOMMENDATION

8.1 **To grant planning permission, subject to the following conditions:**

- 1. Application in accordance with the approved plans.**
- 2. Materials in accordance with the application.**
- 3. Time limit - full application.**

Author: Sally Appleyard
Contact No: 01235 540546
Email: sally.appleyard@southandvale.gov.uk