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Planning Statement

Change of Use from Residential to Ancillary Sleeping Accommodation Associated with Wedding Venue, Including Minor Associated Internal Works

Hatt Farmhouse
Hatt Farm
Box
Wiltshire
SN13 8DJ

June 2023

Our Reference: 3291
Wiltshire Council

contact@plainview.co.uk | www.plainview.co.uk | 01242 501 003
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Introduction

1. This Planning Statement ('Statement') has been prepared by Plainview Planning Ltd on behalf of Sir Fuller (the 'Applicant') to accompany a change of use and listed building consent application for the, *"change of use from residential to ancillary sleeping accommodation associated with wedding venue, including minor associated internal works"* at Hatt Farmhouse, Hatt Farm, Box, Wiltshire, SN13 8DJ (the 'site').

2. The proposal seeks the sensitive change of use of the site, including minor associated internal works, securing the long term viable use of the heritage asset.

3. This Statement should be read in conjunction with the submission pack.

Site

4. The site is located near Box, North Wiltshire, between Bath and Melksham.

5. The site is within the Bristol and Bath Green Belt. The site is outside the AONB - the Cotswolds AONB boundary is north of the site.

6. The site comprises the Hatt Farmhouse at Hatt Farm and the existing access off the unnamed road to the east Hatt Farmhouse is Grade II Listed (1022793).

7. At the entrance of the site, to the east, are the Old Jockey Cottages. These are also Grade II Listed (1181553). These do not form part of the site.

8. The site is within the Bath and Bradford-on-Avon Bats SAC. The site is also within the SSSI Impact Zone of Box Mine SSSI, which is located 1.4 km north of the survey boundary.

9. The site is in Zone 2, Groundwater Source Protection Zone. The proposed development of the site must have due consideration to the potential impacts of the development on groundwater during the proposal's operation.

10. The site is in Flood Zone 1 (Low Risk), in accordance with the Environment Agency's latest flood risk maps for planning.

11. There are no other environmental or historic designations.

Planning History

12. The table below summarises the relevant planning history relating to the site's surroundings.

<u>Hatt Farm</u>

Date	Ref Number	Description of Development	Decision
June 2023	TBC	Restoration, redevelopment and conversion of existing barn complex and change of use to a wedding venue, including provision of new vehicular access, and associated works	Awaiting
August 2009	N/09/01204/S73A	Change of use to Film Set (Amendment to Permission 08/00392/S73A)	Approve
October 2008	N/08/00392/S73A	Renewal of Temporary Permission Granted Under 07.01065.COU - To Extend Use as Film Set Until 31 January 2010	Approve
June 2007	N07/01065//COU and N/07/01064/LBC	Temporary Change of Use from Agricultural to Film Set and Associated Operational Development, Including Erection of Scenery.	Approved and LBC Granted

Proposal

13. The proposal seeks the *"change of use from residential to ancillary sleeping accommodation associated with wedding venue, including minor associated internal works".*

14. The site is currently in residential use. The proposal seeks its conversion to ancillary sleep accommodation associated with the wedding venue at Hatt Barns, adjacent to the site to the west.

15. To facilitate the change of use, and specifically to provide en-suite bathroom facilities, minor internal alterations are required as set out in the supporting floor plan drawings. This will result in 5no. bedrooms, with 3no. having en-suite facilities. Two bedrooms will share a bathroom. This will provide sufficient accommodation for approximately ten wedding guests.

16. The minor internal changes will not affect the structural condition of the property. However, a structural assessment of the property will be conducted prior to any technical work being undertaken to ensure that the adjustment of any internal walls does not compromise the structural integrity of the property.

17. Materials will match the existing farmhouse aesthetic, creating a seamless blend without appearing as a modern addition.

18. The exterior facade of the property will be preserved and will not undergo any modifications. All the internal modifications are at the rear of the property, away from the principal facade.

19. The proposal celebrates the historic building, carefully restoring it to a viable use that can secure its future.

20. The site will be accessed via the existing access track to the east of the site. Parking will be provided at the new car park associated with the wedding venue to the west. This provides 28 car parking spaces (including accessible spaces) in the primary car park. A secondary car park to the north provides additional parking for 43 cars. Six cycle spaces are provided to the rear of the site, which is considered appropriate given the site's rural context.

Planning Policy

21. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

22. The relevant policies against which to assess this proposal are contained in the development plan, which in this instance comprises the Wiltshire Core Strategy (2015).

23. Wiltshire is undertaking a review of the local plan, however this has been delayed significantly. The Council anticipates that the Wiltshire Local Plan Review DPD will be adopted at the end of Quarter 4 2024. There is no draft plan, and therefore this is not a material consideration.

24. The National Planning Policy Framework (The Framework) (2021) and the National Planning Practice Guidance (PPG) are material considerations weighing in any planning decision.

Planning Considerations

25. The key areas for consideration include:

    - Green Belt
    - Re-Use of Buildings
    - Use as Ancillary Sleeping Accommodation Associated with Wedding Venue
    - Loss of a Dwelling
    - Impact to the Significance of the Heritage Asset of Hatt Farmhouse
    - Amenity
    - Access and Parking
    - Material Considerations

Green Belt

26. The site is located within the Green Belt. Paragraph 150 c) of the Framework sets out that the reuse of buildings in the Green Belt is not inappropriate provided that the buildings are of permanent and substantial construction and that they preserve the openness of the Green Belt.

27. The adopted Core Strategy sets out that applications for development within the Green Belt will be determined in accordance with national planning policy.

28. As such, there is provision for the reuse of existing buildings within the Green Belt in accordance with Paragraph 150 c) of the Framework and the adopted Core Strategy.

29. Hatt Farmhouse is permanent and of substantial construction, as demonstrated in the photographs within the Design and Access Statement supporting this application. The property is capable of conversion with only minor, internal alterations. The proposal does not result in an increase in floorspace or mass. In this way, the fundamental aim of Green Belt policy - to prevent urban sprawl by keeping land permanently open - is achieved. Accordingly, the change of use of the Hatt Farmhouse complies with the provisions of the Framework and the adopted Core Strategy.

Reuse of Buildings

30. Notwithstanding the proposal's compliance with Green Belt policy, the adopted plan also supports the principle of the reuse of rural buildings.

31. Core Policy 48 is, *inter alia,* applicable to all proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses. In this particular instance, whilst the proposed use would not fall into Use Class E, the proposal would be demonstrably employment generating and therefore it reasonable for it to be

considered against CP48. Its acceptability is assessed against the policy criteria as set out below.

(i) **Capable of conversion** - the building is structurally sound and is capable of conversion.

(ii) **Character and appearance of landscape** - the building already exists in substantive form and is located in an already established complex. The property's footprint and massing would remain as existing. The proposed operator is willing to accept appropriate conditions controlling the frequency of wedding events and hours of operation at the wider site, thus impacting on the use of the site subject of this application. Accordingly, the proposal will have no detrimental impact upon the character and appearance of this rural location.

(iii) **Access and infrastructure** - the proposal uses the existing access to the east which is able to safely accommodate the vehicular traffic associated with the proposed development.

(iv) **Access to local services** - the location of the development is considered to be in reasonable proximity to the nearby settlements of Box and Corsham. It should also be noted that the proposed use as ancillary sleeping accommodation associated with wedding venue will not demand that local services such as schools, doctors, and shops are accessed.

(v) **Heritage asset** - Hatt Farmhouse is Grade II listed. The conversion and re-use of the heritage asset would lead to its viable long term safeguarding.

32. Whilst it is noted that CP1 would typically seek to direct this form of development to an urban area, it is noted that this form of business is typically found in rural areas. A rural location is a major reason for its attractiveness to potential customers. This is recognised by CP48.

33. The proposal also demonstrates compliance with the Framework which acknowledges that rural businesses would be in remote locations. The proposed development is not considered to be detrimental to the surrounding road network as explored in more detail in the Transport Statement supporting the application and the application relating to the neighbouring site at the Hatt Barns.

34. The Framework also encourages the reuse of an existing building. Paragraph 152 confirms that the planning system should support the transition to a low carbon future, noting that the conversion of existing buildings is encouraged.

35. The principle of conversion and therefore development is considered acceptable when assessed against the requirements of CP48.

36. Overall, the conversion of the existing building is acceptable in principle in accordance with the requirements of CP48 and the provisions of the Framework.

Use as Ancillary Sleeping Accommodation Associated with Wedding Venue

37. The site is proposed to be used as ancillary sleeping accommodation associated with the wedding venue use of the wider barn complex within which Hatt Farmhouse forms part.

38. The property is currently used as a residential dwelling. The occupiers took the tenancy in September 2022 on a 6 month term. The tenancy is now rolling from month to month. Moreover, the tenants are aware of the Applicant's intention for the site, and of this application.

39. A residential use class (C3), makes no distinction between whether the dwellinghouse is used as a sole or main home, for personal or commercial use, or its tenure.

40. Section 55 of the Town and Country Planning Act 1990 sets out that planning permission is required for development, including the material change of use. The planning system allows for local consideration of the merits of individual cases "as a matter of fact and degree" as to whether there is a material change of use requiring planning permission. This gives rise to existing properties being used in a variety of ways. For example, a homeowner may be able to let out for a two week holiday period whilst the owner is away. Other properties, however, may be let out as a series of short term lets, over all the holiday periods or for several weekends. Planning permission is required in respect of any such cases where there has been a material change of use.

41. In conclusion, the property could be let out as a 'holiday let' for a certain period under the C3 Use Class so long as a material change of use was not considered to have occurred. For the purposes of this application, a belts and braces approach has been applied in seeking a formal change of use. Nevertheless, it should be noted that the fall back position of operating under the C3 Use Class remains.

42. In terms of layout, the established and current layout of the property as a dwelling, lends itself to providing wedding guest sleeping accommodation. Providing wedding guest sleeping accommodation on-site reduces the amount of vehicular traffic at particular pinch-points during the course of the wedding day. E.g. wedding day arrival and departure times.

43. Paragraph 84 of the Framework notes that planning policies and decisions should enable the sustainable growth and expansion of all types of businesses in rural areas, through the conversion of existing buildings.

44. At Paragraph 85, it is stated that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements.

45. There is no specific policy relating to wedding venues although Core Policy 40 supports proposals for hotels/guesthouses outside of settlements within the open countryside, where the proposals involve the conservation of buildings for contextual, architectural or historic reasons and should be retained.

46. The proposed use, and that of the neighbouring wedding venue site, will provide benefits to the local economy, employing a number of staff and supporting local businesses (wedding suppliers). The change of use will also support other tourist accommodation in the area, with the potential for wedding guests to stay at other local hotels and accommodation.

47. Whilst not open to the general public, the proposed development involves the conservation of a heritage asset that will be enjoyed by existing and future generations, in line with paragraph 89 of the Framework.

48. In conclusion, the proposed use of the site as ancillary sleeping accommodation associated with wedding venue will support the rural (and local) economy. This will be through the minor internal alterations to the property, providing jobs for local people, supporting local tourism accommodation, local businesses and suppliers. Furthermore, the use will secure a long term viable use for the heritage asset which will be enjoyed by existing and future generations.

49. The Applicant would be willing to engage in discussions with the Local Planning Authority should it be considered appropriate and required to prohibit development authorised by this planning permission commencing, until the planning permission relating to the wedding venue at the neighbouring site is implemented.

50. As such, the proposed development is in accordance with the Framework and the adopted Core Strategy, specifically CP48 and CP40.

Loss of Dwelling

51. The property is currently used as a residential dwelling. The occupiers took the tenancy in September 2022 on a 6 month term. The tenancy is now rolling from month to month. Moreover, the tenants are aware of the Applicant's intention for the site, and of this application.

52. The proposed change of use would therefore result in the loss of dwelling.

53. The Council advises that it is unable to demonstrate a five-year supply of housing land - the current level being around 4.72 years[1].

54. However, the loss of a single dwelling would result in a negligible impact on housing land supply. Moreover, the site lies outside a defined settlement boundary, in the open countryside where housing is typically deterred.

55. It should also be considered that the use of the Hatt Farmhouse as a dwelling was historically linked to its residential occupation by agricultural workers associated with Hatt Farm. Hatt Farm, at least to the extent that the associated barns are concerned, is no longer being worked.

56. It is also material that should this application be unsuccessful, the landowner (and Applicant) would cease the letting of the property as a dwelling to remove any detrimental impact on residential amenity as a result of the wedding venue operation. This is to say that even if the application were refused, the loss of the dwelling would still occur.

57. There are no specific policies within the development plan that restrict the loss of housing, and therefore the proposal does not breach any development plan policy in relation to the matter of loss of a dwelling.

Impact to Significance of the Heritage Asset of Hatt Farmhouse

58. Hatt Farmhouse is Grade II listed (list entry number: 1022793). Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 place a duty on the local planning authority to 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.

59. Core Policy 58 'Ensuring the conservation of the historic environment', requires that designated heritage assets and their settings are conserved and enhanced, where appropriate, in a manner appropriate to their significance. This policy also states that one of its aims is to secure the sensitive re-use of redundant and under-used historic buildings and areas which are consistent with their conservation, especially in relation to the viable re-use of heritage assets at risk.

60. The Framework recognises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

[1] Figure taken from appeal decision APP/Y3940/W/23/3316153 which cites that the figure is taken from appeal decision APP/Y3940/W/22/3303198 issued on 8 March 2023

61. Paragraph 195 of the Framework states that local authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal, taking account of the available evidence and any necessary expertise. Paragraph 199 confirms 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.

62. Commentary on the matter of heritage is provided within the Design and Access Statement submitted in support of this application and should be read alongside this Planning Statement. This provides an assessment of the property as existing and assesses the impact of the proposed development.

63. It concludes that the proposal seeks to find a viable use for the property, preserving its historic character and value in perpetuity. The proposed development is in accordance with CP58, Section 16 of the Framework, and the requirements of the Planning (Listed Building and Conservation Areas Act) 1996.

Amenity

64. Core Policy 57 requires new development to have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration and pollution.

65. An Acoustics Report and Noise Management Plan has been submitted in support of the neighbouring application for use as a wedding venue, and is also submitted in support of the proposal subject of this application. The report concludes that in all instances, the use of Hatt Farm as a wedding venue, where music is played up until 01:00am, will not result in sound levels at the closest noise sensitive receptors at Longsplatt, Blue Vein, Old Jockey and Norbin Farm, above those in the Standards and Guidelines.

66. A Noise Management Plan has been prepared and it is considered that by following that plan, Hatt Farm can operate as a wedding venue and not cause a public nuisance or affect the amenity of the local area materially.

67. The proposed wedding guest sleeping accommodation on site is ancillary to the use of the wider site as a wedding venue. As such, there would be no harm to the normal amenity reasonably expected to be enjoyed.

68. As previously set out, it is material that should this application be unsuccessful, the landowner (and Applicant) would cease the letting of the property as a dwelling to

remove any detrimental impact on residential amenity as a result of the wedding venue operation. The Applicant is willing to engage in discussions with the Local Planning Authority regarding a mechanism to enforce this restricted use if considered required and appropriate.

69. As such, the proposed development would not cause unacceptable impacts upon the living conditions of neighbouring residents, and accordingly complies with the relevant requirements of Core Policy 57 of the adopted Core Strategy.

Ecology and Biodiversity

70. Core Policy 50 and the Framework require that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

71. A Protected Species Survey Report has been submitted alongside the planning application. In addition, a Bat Activity Survey Report has also been prepared and submitted. The 'Protected Species Survey Report' sets out that during the assessment of the Hatt Farmhouse, a single brown long-eared bat was disturbed within the basement area during the daytime assessment, and that no further evidence of bats or their activity were discovered during the assessment.

72. It is acknowledged that measures must be taken to ensure nocturnal animals, including bats are safeguarded from inappropriate use of light and noise throughout the hours of night, as well as to protect important commuting corridors for bats. It also acknowledged that a detailed nocturnal lightning plan will be required following nocturnal building/static survey effort to mitigate for potential impacts to commuting/foraging habitats or conservation objectives of the Bath and Bradford on Avon Bats SAC. This will include the requirement for suitable unlit buffer zones at site margins to retain darkened corridors.

73. The Applicant would be willing to accept an appropriately worded planning condition to secure adequate mitigation if considered appropriate.

74. As such, the proposed development ensures the protection and enhancement of biodiversity and is in accordance with Core Policy 50 of the Wiltshire Core Strategy and the provisions of the Framework.

Access and Parking

75. Core Policy 61 sets out that new development should be located and designed to reduce the need to travel and encourage the use of sustainable transport alternatives. The policy notes that proposals should be capable of being served by safe access to the highway network and that fit for purpose and safe loading/unloading facilities can

be provided where these are required as part of the normal functioning of the development.

76. A Transport Statement has been submitted alongside the planning application for the wedding venue at the neighbouring site. This Transport Statement also supports this application insofar as it evidences appropriate access and parking provision at the wider wedding venue site, and includes for provision for the wedding guests staying at Hatt Farmhouse.

77. The site subject of this application would be accessed via the existing access track to the east which is suitable for the predicted trip generation. In addition, the Transport Statement details trip generation and impact on the surrounding highway network, and concludes that the proposals would not have a severe traffic impact on the surrounding highway network.

78. Parking is provided to accommodate 71 car parking spaces, including five accessible spaces, at a dedicated area screened by landscaping at the wider neighbouring wedding venue. The Transport Statement forecasts that parking demand during its operational peak will be 41 vehicles. The forecast parking demand represents a worst-case scenario.

79. The Applicant is willing to enter into discussions with the Local Planning Authority to secure the appropriate level of car parking spaces required via an appropriate mechanism. It is noteworthy that the Applicant and landowner of this application is also the Applicant and landowner of the wedding venue application.

Parking and Access, Green Belt Impact

80. Chapter 13 of the Framework relates to protecting Green Belt land. Paragraph 137 notes that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

81. Paragraph 149 g) of the Framework sets out exceptions to new buildings in the Green Belt. This includes limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, provided that it would not have a greater impact on the openness of the Green Belt than the existing development.

82. The proposed development does not result in any change to the amount of built form on site.

83. In relation to the wider, neighbouring, proposed wedding venue site, there is a large amount of hardstanding on the site at present, albeit with overgrown areas

throughout the site. The neighbouring proposal seeks to remove much of the hardstanding, replacing this with soft planting and landscaping.

84. Additional hardstanding to the north of the neighbouring barns is proposed to provide car parking. This is well related to the existing neighbouring buildings, with a large area of the parking being screened by the existing trees on site, which are to be retained.

85. The parking area would be reasonably screened by existing and proposed landscaping. The parking to the north of the existing cluster of trees would be more visible, however this area will be screened.

86. There is screening to the east which is provided by existing planting. Due to the topography of the site and surrounding area, vehicles would not be prominent from the unnamed road.

87. The proposed parking would not harm the openness of the Green Belt. Furthermore, the proposed parking areas will not be in permanent use and it is highly unlikely that the parking area will be at maximum capacity regularly given the nature of the use and forecast car sharing, taxi use and coaches.

88. Overall, it is considered that there would be no harm to the openness of the Green Belt and that the proposed development is in accordance with the provisions of the Framework and the adopted development plan.

Material Considerations

89. If the Council disagrees with the conclusion of there being no harm to the Green Belt, Paragraph 148 of the Framework is relevant.

90. Paragraph 148 of the Framework notes that when considering any planning application, LPAs should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

91. The proposed development seeks the change of use to provide ancillary sleeping accommodation associated with the wedding venue.

92. The benefits provided by the proposal are predominantly two fold: (1) ensures the conservation of a listed heritage asset; and (2) facilitates the successful operation of viable, and appropriate rural development.

93. The Framework sets out that great weight should be given to the conservation of a heritage asset (Paragraph 199). Paragraph 202 notes 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 viable use.

94. The proposed development secures a long-term, optimum viable use for the Hatt Farmhouse. In determining the planning application, this should be afforded great weight. Paragraph 197 b) notes that in determining planning applications, LPAs should take into account the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.

95. The Framework consistently recognises the importance of building a strong and competitive economy, which is a thread that runs throughout the Framework (Paragraph 8 a). Paragraph 81 of the Framework, notes that significant weight should be placed on the need to support economic growth and productivity.

96. As such the economic benefits of a development are a material consideration. The conversion of the historic building will require skilled tradespersons.

97. Once in operation, the wedding venue at large shall employ up to six full time staff, with only three of them on-site on wedding days. On wedding days, the catering team would consist of two chefs and 6-8 waiting/bar staff depending on the size of the wedding. Staff will also be required to clean Hatt Farmhouse, reading the property to accept the next guests.

98. In addition to employed staff, the use of the neighbouring site as a wedding venue will also provide wider economic benefits. As an example, local suppliers (e.g. florists, photographers, entertainers/musicians etc), guests staying at local hotels/B&Bs (etc), transport to and from the venue (taxis/coaches) and more. Guests may also choose to extend their stay and visit the local area, providing numerous tourism opportunities.

99. As set out above, there are significant benefits associated with the development proposal that weigh in its favour. This is an important consideration in determining the planning application.

100. The Council's attention is also drawn to some relevant precedents.

101. One example, appeal 3239837, is for the erection of a temporary marquee (16 weeks per year) for use as a function venue for up to 400 guests and provision of additional car parking spaces on the land. It is considered that the elements of the appeal that discuss additional parking in the Green Belt and the benefits associated with the proposal are relevant should the Council consider the proposed development to cause harm to the Green Belt.

102. In that case, the Inspector concluded that additional parking would cause harm to the Green Belt. However, the benefits of the proposal would outweigh the harm to the Green Belt. In this example, the benefits were considered to be the retention of a locally listed heritage asset, improvement of accessibility for all members of society to celebrate, and benefits to the local economy. The Inspector considered that the significant benefits would outweigh the limited harm to the Green Belt and that the very special circumstances necessary to justify the development existed and that the appeal should succeed.

103. Another example regarding car parking in the Green Belt is the appeal 3219760, which was for the creation of 43 car parking spaces in 4 separate locations around the site. The Inspector considered that planting of a hedge would provide screening of the parking area and it would not appear out of keeping with the surrounding area. Given the soft landscaping would not require planning permission, the effect of the proposed screening on openness was considered not to be determinative to the decision.

104. The Inspector considered that whilst there would be a harmful impact on openness to the Green Belt, this would be limited and that other considerations carried significant weight which outweighed the totality of the harm. The Inspector considered that this amounted to very special circumstances, which was justified, and the appeal was allowed.

105. With regard to permissions in Wiltshire, planning permission (ref. 19/11525/FUL) was granted for the *"conversion of buildings to tearoom and events venue"* at Witcomb Farm, Hilmarton, Calne, Wiltshire, SN11 8TB, on 2 July 2020. The proposal subject of the application and permission 19/11525/FUL have a great deal in common, not least because both are for the conversion of agricultural barns for wedding venues in rural locations within Wiltshire.

106. Application 17/09498/FUL, which proposed the change of use of a property to create a wedding venue with additional new buildings to support the function of the venue. This also included parking. The officer's report considered that Policy CP23 was relevant in determining the principle of development.

107. This application also concerned a Grade II listed property. In that case, it was considered that the removal of modern buildings within the curtilage would result in an enhancement to the setting of the building. The repairs to areas of importance were considered as a public benefit which outweighed the less than substantial harm from the new buildings within the curtilage. The proposed development was considered acceptable and recommended for approval.

108. Planning permission PL/2021/10000 was granted on 20 May 2022 for the *"retention of building for use as garage and 2x holiday lets and retention of 2.3m high boundary wall"* at Sambourne House, Sambourne Road, Minety, Malmesbury, SN16 9RQ.

109. The site is in the countryside where, in accordance with the Council's settlement strategy, development is only permitted in specified circumstances, such as for development related to tourism. For this reason, and in the interests of residential amenity and access, permission is unlikely to have been granted for the proposal had it not included a condition that the two units would be occupied only as holiday accommodation.

110. These examples demonstrate the importance of considering the benefits of a proposal in the Green Belt. The approved application (17/09498/FUL), confirms that the principle of a wedding venue in a Green Belt location is acceptable. The officer's report also highlights the weight afforded to improvements to heritage assets, and the public benefits associated with the repair and restoration of heritage assets.

Conclusion

111. The proposed development seeks the change of use from residential to ancillary sleeping accommodation associated with wedding venue, including minor associated internal works at Hatt Farmhouse, Hatt Farm, Box, Wiltshire, SN13 8DJ.

112. The site is located within the Green Belt and this Statement confirms that there would be no harm to the openness of the Green Belt through the proposed development.

113. The proposal, insofar as it supports the redevelopment of the wider, neighbouring site as a wedding venue, is in accordance with Core Policy 48 of the adopted Core Strategy and the provisions of the Framework.

114. The proposal ensures the long term viable use of a Grade II listed building in perpetuity with only minor internal alterations required to facilitate the change of use that would result in no harm to the significance or value of the heritage asset derived from its internal layout.

115. The site would be accessed via the existing access track to the east, with adequate parking provided as part of the wider wedding venue site. There are no concerns relating to highway safety.

116. There are a number of material considerations which weigh in favour of the proposed development. This includes the economic benefits associated with the proposed use and the positive impact on the local economy and local businesses.

117. In conclusion, the proposed development fully accords with the policies of the adopted Core Strategy and the provisions of the Framework.

118. It is respectfully requested that planning permission is granted.