21st June 2023

Our Ref: SWLC.LPC2811

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning Act 1990
Kington Farm, Allington Lane, Kington St Michael, Wilts, SN14 6DH – replacement office space

As your records will show the above site has grown over the years, centred around the weighbridge and grain storage activities. The farm operations are run from the weighbridge portacabin office and the stacked office above.



These structures are both poorly insulated and very basic, so that whilst the weighbridge office, which includes the operational connection for that facility cannot be easily replaced the purpose of the enclosed application is to remove the first floor stacked portacabin and take the opportunity to construct a new lean-to suite of rooms for offices and staff welfare etc.

LPC (TRULL) LTD
TRULL, TETBURY
GLOS, GL8 8SQ
Tel: 01285 841433
www.lpctrull.com

DIRECTOR: SWL CHAMBERS BSc (HONS) MA MRTPI. REGISTERED IN ENGLAND AND WALES No. 03259960, REGISTERED OFFICE: TRULL, TETBURY, GLOS, GL8 8SQ.

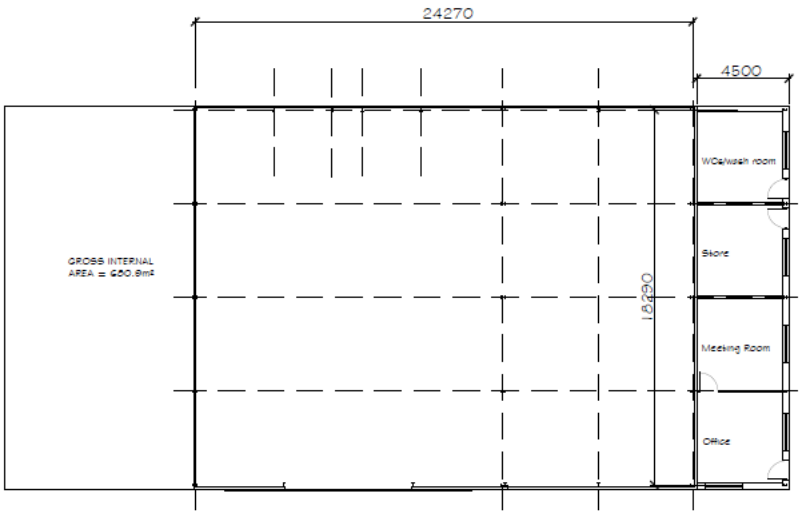
Prior Approval was recently granted to use one of the original farm buildings on site as commercial workshop space, falling within Class E to the Use Classes Order, pursuant to Class R of the Town and Country Planning (General Permitted development) (England) Order 2015 (as amended) – LPA Reference: PL/2022/05246. As this building has clear space to the eastern side, which directly faces the site's entrance it is proposed to add the new farm offices, as a clean use, alongside that building, removing the existing storage tanks.



The location and nature of the new building proposed is shown by the plan extracts inserted below. The lean-to is single storey and sits within the eastern gable of the existing building, being approximately 18.3m in length and 4.5m in depth.



The proposed facilities will replace the existing office and meeting/welfare facilities, avoiding the need to double up, as currently happens, and are commensurate with the business need of my client's farm management. Overall, the development is a modest new building which will simply upgrade the farm business' operational and managerial space.



The building will be constructed from blockwork with a powder coated profiled sheet covering to match the building to which it is attached. The match in finishes will of course ensure the building's mass is not only subsumed within the established built envelop but that visually it is similarly discrete. The use of matching materials can of course be condition controlled.

Section 38 (6) to the Planning and Compulsory Purchase Act 2004 requires that all planning decisions are made in accordance with the Development Plan, unless material considerations indicate otherwise. The relevant Development plan policy framework boundary is provided by the adopted Wiltshire Core Strategy (2015).

The Plan is silent regarding new farm-based development, however, given the substantive replacement aspect of the application the principle of the development is not really at issue. The following policies are therefore believed to be most directly related to the application proposed.

CP51 – Landscape
CP57 – Ensuring High Quality Design and Place Shaping
CP60 – Sustainable Transport

Consequently, on the basis there is no in principle concern regarding providing replacement ancillary facilities at this site, the key issues arising are believed to be.

Design Impact
Landscape Impact
Highways Impact

In terms of design the plans inserted above help demonstrate the simple nature of the small scale changes proposed. These will be wholly in keeping with the prevailing built complex, which in the main comprises a large group of utilitarian farm buildings. The existing portacabin will be removed too, reducing the contrasting mix of structures.

The lean-to is both modest and commensurate with the needs of the farm's operations. It is also designed and located as a logical addition, set down with the site's contours, where the yard grouping has been cut into the field. Its logic al form and positioning will diminish the scale of the perceivable change still further.

In that regard there is an extremely narrow zone of visual impact, and existing field boundary planting increased the enclosure created by the raised land around the yard even further.

Firstly, with regard to highway impacts as a predominantly replacement facility, decanting from the two portacabins, (albeit the weighbridge linkage will be retained). There will be no fundamental change in transport impacts. The application development will not materially increase trips to the site, and most certainly will not exceed the severity test arising at paragraph 111 to the NPPF.

The application development merely upgrades the established office and associated operational facilities related to my client's farm management and are clearly acceptable in principle, as part of the working rural economy.

The replacement building has been carefully detailed and is similarly located to minimise its visual impact. There will be no harm to the highway network either, given the modest nature of the change, and consequently there are no reasons to resist the grant of planning permission as sought. However, if there are any aspects of the proposal you would like to discuss in more detail to ensure your support, please do not hesitate to contact me.

Yours faithfully

[redacted]

Simon Chambers
Director

Enc.

Cc: Mr T Royal