Planning Registration Team
Wiltshire Council
Our reference: 22067.ta
10th July 2023

Dear Sir or Madam

Planning Design and Access Statement
Full Planning Application: Erection of Agricultural Barn and associated works
Site Address: The Old Rectory, Upton Scudamore BA12 0AH

1.0 Introduction

We are instructed by the freehold owner of the application site, Mr D Whitewood to submit a full planning application for the erection of an agricultural barn and associated works.

The full planning application comprises the following information:

- Application fee: £160.00 (inc. £64.00 PP service fee)
- Application Form: PlanningSphere
- Planning Cover Letter: PlanningSphere
- Site Location Plan: Robert Kennett Garden Designer
- Landscape Plan: Robert Kennett Garden Designer
- Architectural Plans (2 No.): Design and Planning Works Ltd

2.0 Site Description

The application site comprises a track from the recently approved access to the field (PL/2022/08528) and the area where the proposed barn will be erected. This is part of a wider site comprising the curtilage of the Old Rectory and recently acquired agricultural land as outlined in blue in Figure 1 below:



Fig 1. Extract from Site Location Plan

The full recorded planning history for the site on the Wiltshire public access system is shown in the table below.

Reference	Description	Decision
PL/2023/04343	Erection of Oak Framed Outbuilding comprising of Storage Room, Entertainment Room and BBQ space	Pending Decision
PL/2022/08528	Formation of agricultural field gate access and pedestrian access on to eastern side of Warminster Lane North and associated landscaping works	Approved 16/02/2023
W/08/01611/FUL	Proposed construction of underground bunded oil tank with underground access passage	Approved 1/7/2008
W/83/00505/FUL	Calor gas storage tank and extension to utility room	Approved 21/6/1983
W/81/01258/HIS	Conversion of garage/stable block to dwellinghouse	Approved 22/12/1981
W/79/00660/HIS	Bungalow (outline)	Refused 28/2/1979
W/79/00659/HIS	Erection of new garage and covered way	Approved 31/7/1979
W/79/00658/HIS	Conversion of stable block to dwelling (Renewal)	Approved 14/8/1979
W/74/00725/HIS	Conversion of existing stable block to dwelling	Approved 2/9/1974

3.0 Summary description of the Proposals

This application seeks permission to erect an agricultural barn in a field to the south of the site where recent permission has been granted to created vehicular access (PL/2022/08528). The barn is required to provide secure storage of plant and machinery, including a tractor, that will be used to maintain the agricultural land.

The proposed barn will also provide storage for hay and timber coppice from the agricultural holding. Approximately 25% of the floor area of the barn will be used to accommodate a biomass boiler and biomass fuel storage which forms part of a wider decarbonisation strategy to remove the oil central heating system from the principal house. Additionally, the biomass boiler will also meet the space heating and hot water requirements of the adjacent property, The Old Coach House, who are currently using an LPG system. A small flue will also be included at roof level.

The barn will be constructed out of Steel Frame. The walls around biomass fuel storage will be concrete panels to a height of 2.5m with timber above. The other walls will be constructed in concrete blockwork. All external walls clad in timber – featheredge boards.

The secure roller shutter doors will be manufactured from 0.7mm 75mm Galvanised laths Roof Cladding will comprise corrugated metal sheeting coloured in Juniper Green with black coloured rainwater details.

Access to the barn will be provided via a single 3m wide reinforced grass track that will connect to the bellmouth access that has recently been approved under planning permission PL/2022/08528. It is understood that the permitted access will be installed by the end of August

2023. Surface water drainage from the agricultural building will be discharged to the ground via soakaways.

The proposal will include landscape mitigation in the form of 5 No. Golden Willow trees as shown on the southern boundary of the site. Additionally, 10 No. Hawthorns are proposed on the northeastern paddock to enhance biodiversity.

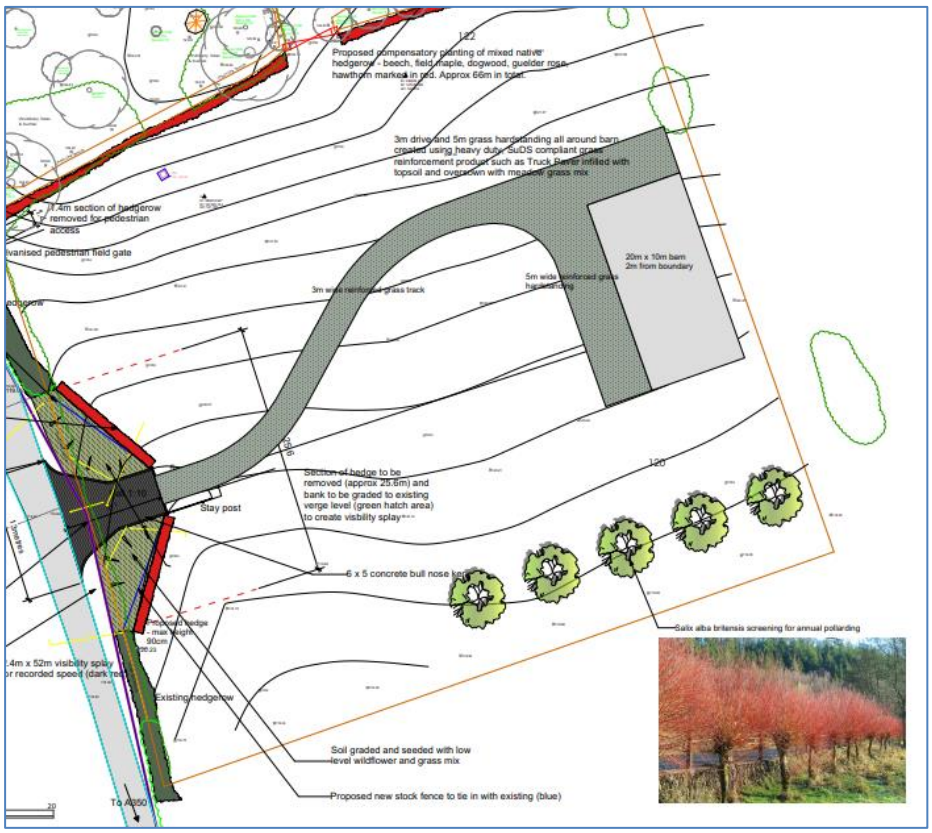


Fig 2. Extract from proposed Landscape Plan showing the location of the track and proposed barn.

The barn will measure 20m long by 10m wide.

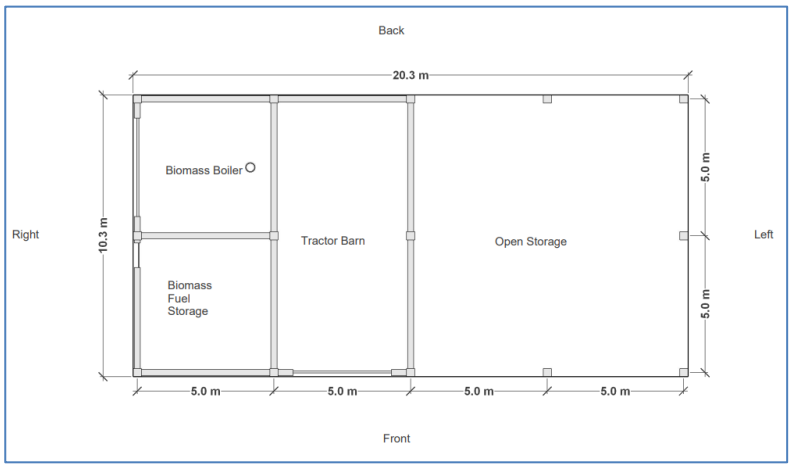


Fig 3. Extract from plans for the proposed floorplan of the barn

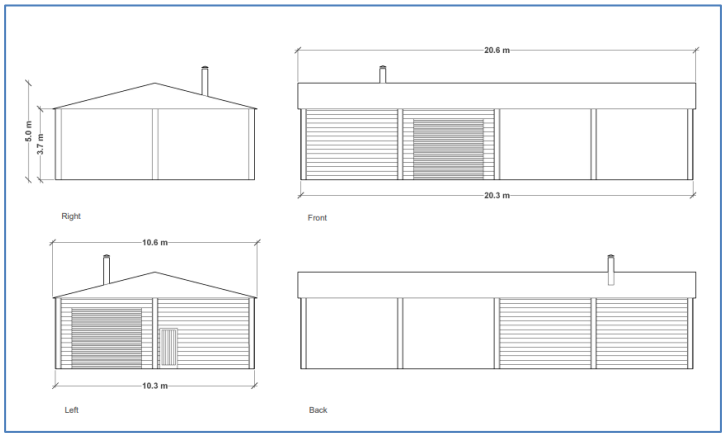


Fig 4. Extract from plans showing the proposed elevations of the barn.

4.0 Planning Policy

(i) Development Plan

The statutory development plan comprises the Wiltshire Core Strategy (adopted January 2015) and the Wiltshire Housing Site Allocation Plan (2020). There is no Neighbourhood Plan for Upton Scudamore.

Relevant Core Strategy Policies include:

- CP48: Supporting Rural Life
- CP50: Biodiversity and Geodiversity
- CP51: Landscape

(ii) National Policy

National planning policy and guidance is set out in the NPPF (2021) and web-based guidance in the NPPG (from 2014).

5.0 Planning Assessment and Conclusion

Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Following acquisition of the 1.0 ha of agricultural there is a functional requirement for a new agricultural building to provide secure storage for agricultural plant and machinery used to maintain the land, including a tractor, and storage for hay and wood farmed from the land.

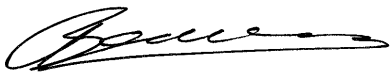
Approximately 25% of the barn will be used to accommodate a biomass boiler and associated storage that will be used to decarbonise the space heating system for the principal house, as it is modernised for C21 occupation. This is an ancillary function of the barn whose primary use

will be agricultural. The biomass provision will however accord with the Council's declared climate emergency and will provide space heating and hot water to two residential properties.

The building takes the form of a typical modern agricultural building. The building will be clad in timber and green (recessive coloured) profile roof. Landscape mitigation in the form of tree planting will provide screening and biodiversity. The access track will retain a grassed appearance to minimise its visual impact. On this basis, the proposal is considered to be in compliance with Policies 50 and 51 of the adopted WCS (2015).

The Council is respectfully requested to grant planning permission with appropriately worded compliance planning conditions relating to landscaping and external materials.

Yours sincerely



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