CASE OFFICER'S REPORT

Application Reference: **2023/05624**
Date site notice posted: **n/a**
Date of press notice: **n/a**

SITE ADDRESS: **Swaynes Firs Farm, Coombe Bissett, Salisbury. SP5 5RF**
PROPOSAL: **Erection of a livestock and machinery barn.**

POLICIES

Wiltshire Core Strategy
CP51 - Landscape
CP57 – Ensuring high quality design and place shaping

NPPF/PPG
Section 6 – Building a strong, competitive economy

CONSULTATION RESPONSES

Bishopstone Parish Council – None received

WC Public Protection - Environmental Protection has no adverse comments to make regarding this application providing there is an agricultural tie on the adjacent dwelling. The proposed barn is in close proximity to this dwelling and there will likely be increased impacts from noise, odour, dust and pests such as vermin and flies at the dwelling. Providing the occupancy of the dwelling is restricted so that the residents are associated with the agricultural business the occupants should be less sensitive and more accepting of these issues.

REPRESENTATIONS

None received

ASSESSMENT

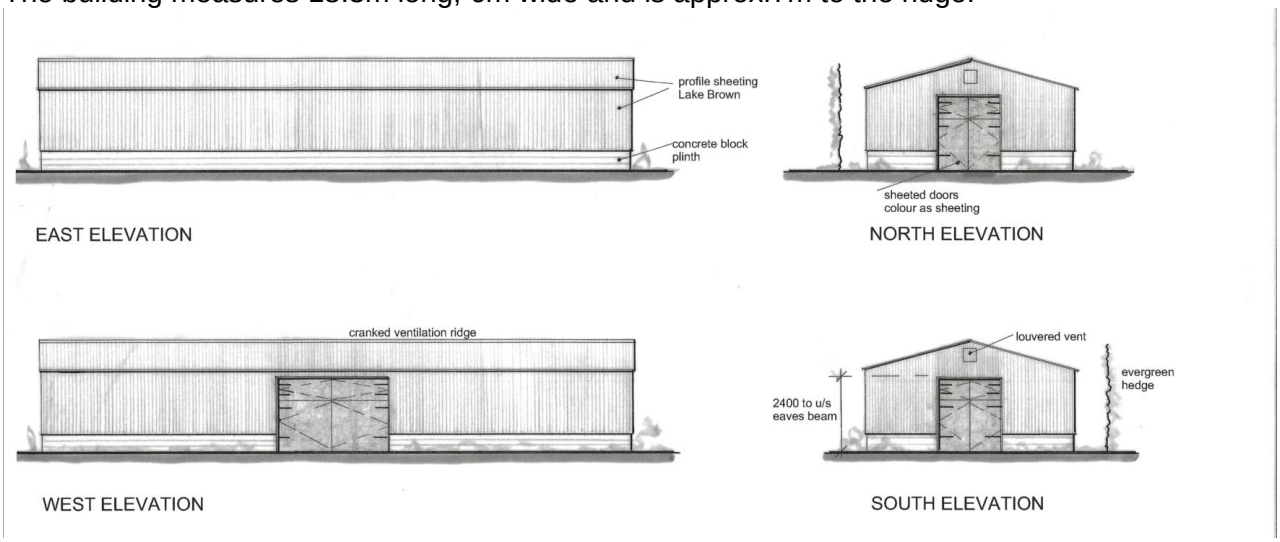
The application is for the construction of an agricultural livestock building and machinery store at Swaynes Firs Farm, Coombe Bissett.

The application site is within a mixed holding which comprised a large dwelling used for Bed and Breakfast, a small Caravan and Camping Club licenced caravan site, existing buildings in a mix of commercial and agricultural business uses, and land used for agricultural purposes. The site is accessed off the A354, and is in the vicinity of a number of other large buildings used for a variety of commercial uses, see photo below. The proposed new building is marked approx. in the location marked in red. The site lies in the AONB, and is immediately adjacent to Grim's Ditch, and ancient earthwork which forms the county boundary with Hampshire. The building proposed is far enough away from the archaeological feature not to cause any harm.



The holding has about 6ha of agricultural land. The application comments that the proposed building is to house poultry, lambing and calf rearing, with space for appropriate machinery on connection with the general maintenance of the land.

The building measures 18.3m long, 6m wide and is approx.7m to the ridge.



It will be sited adjacent to an existing substantial conifer hedge which will screen the building from any views to the east. To the south and west are substantial existing buildings and commercial uses and the building will appear appropriate in this rural setting. There are no public rights of way in the vicinity of the site and the building will nor be visible from any public vantage point.

The proposed building is set amongst other existing buildings of a similar scale and construction on an mixed commercial and farm unit and will not be readily visible in the

landscape due to the distance is it from any public vantage point and the extensive tree screening around the site.
The comments from Public Protection are noted, but it is felt not necessary to impose an agricultural occupancy condition on the existing dwelling on site as the proposed building sits amongst existing agricultural and commercial uses with their associated levels of disturbance and this building will not add considerably to the impacts on the occupiers of the dwelling, which is also used as a B and B establishment. No doubt if the visitors have issues with the use, the applicants will take the necessary measures to protect their amenity.

CONCLUSION

The development will result in the construction of an additional agricultural building within an existing group of other farm and commercial buildings. It will have little impact on the locality and the design, setting and materials are all acceptable in this rural, agricultural setting. There are no flood risks associated with the development and it is not in an area of ecological interest.

It is therefore considered acceptable, subject to the following conditions.

RECOMMENDATION:
Grant, subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the following approved plans:

   Location, Site and Block Plan, and Plans and Elevations – Drawing no. 05523, received on 18th July 2023

   REASON: For the avoidance of doubt and in the interests of proper planning.

3) The building hereby approved shall be used for agricultural purposes only, and for no other uses without first obtaining permission from the Local Planning Authority. If within a period of 10 years from the date of this permission, the agricultural use of the building hereby permitted permanently ceases, the building/structure and resulting demolition materials shall be removed and the site shall, within a period of three months from the date of the substantial demolition of the said building/structure, be restored to its condition before the development took place or to such other condition as may be agreed in writing by the Local Planning Authority.

REASON: the site lies within an Area of Outstanding Natural Beauty where agricultural uses are appropriate and to ensure that the agricultural buildings/structures are removed on cessation of their agricultural purposes, in the interests of protecting the rural character of the area, and to safeguard the amenities of the neighbouring residential property.

4) No development shall commence on site above slab level until details of the cladding material for the walls and roof to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

INFORMATIVE NOTE

The applicants should ensure that the use of the building hereby approved safeguards the amenities of the occupiers of the nearby residential dwelling by minimising any noise, dust, odour and pests such as vermin and flies that can arise from the use of the building to house livestock.