SEAGRY PARISH COUNCIL

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Vivian A Vines MBE
Clerk of the Council

Tel 01249 657695
Email clerk@seagryparishcouncil.gov.uk

3 Wardour Road
Chippenham
Wiltshire
SN14 0PA

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Development Services
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

For the attention of Rose Fox

Dear Rose

Application PL/2023/06516 – Prior Approval Part 3 Class Q
Prior notification of a change of use from 1 No agricultural building to 1 No residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include operational development
Church Farm, Lower Seagry, Chippenham, Wiltshire SN15 5EP
For Heather Waddington

Thank you for the opportunity of commenting on this Prior Approval planning application. My Council met last evening and has asked me to forward the following comments to you.

The Council is mindful of the fact that this substantial proposal is a legal determination for your own Council and is not a planning application.

In considering the proposals the Council would ask you to note the close proximity of St Mary's Church and the Tithe Barn, both of historic importance, and the importance of this area of the Parish within the adopted Seagry Neighbourhood Plan.

Areas of concern relate to site boundaries and the fact that Church Farm has a significant land holding, not shown on the site location plan, whereas the site and block indicates a red line site curtilage and a small area of associated land within the blue line.

To meet the Prior Notification requirements the red line curtilage is restricted and indicates the provision of two parking spaces. To gain access to the spaces and the dwelling itself it appears that there will be a need to cross the blue line associated land. As this is a necessity then this area should be included within the proposed curtilage.

In addition another area of concern relates to the future intentions for the associated blue lined land. Should this be retained as agricultural land then there is no concern. However, should the intention be to increase the size of the residential curtilage in the northern and eastern directions then the Council would not be supportive.

It is noticeable that the layout and elevation plans show door openings leading to the north which suggests that the long term aim is to expand the curtilage in the northen direction.

The Council trusts that their views will be taken into consideration when the application is determined.

Yours sincerely

Vivian Vines

On behalf of Seagry Parish Council