SEAGRY PARISH COUNCIL

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Development Services
Wiltshire Council
Monkton Park
Chippenham
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SN15 1ER

For the attention of Hilary Baldwin

Dear Hilary

Application PL/2023/06343 – Removal/Variation of Conditions
Removal of Condition 2 of 14/06814/VAR to allow independent residential use without limitations
Woodmans Cottage, Upper Seagry, Chippenham Wiltshire SN15 5HB
For Mr Andrew Jackson

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

The Council notes that this application is one of three requesting the relaxation of holiday uses to unrestricted (independent) residential use. They note also that all three properties involved and the adjoining Leafield House and Nables Farm are in the same ownership.

The applicant states that there is an incongruous mix of residential uses and this alongside a declining holiday usage has resulted in the need for the change in use status. The Council considers that if this is a fault then it is one that has been brought about by the applicant's own historic planning progression identified within the Planning Statement submitted with the application.

The applicant suggests that this is a sustainable location and given the existing built infrastructure there would be a positive contribution to the supply of much needed new houses, thus avoiding greenfield development.

The Council has some sympathy with the concept of additional residential accommodation within the Parish making use of existing buildings and in this case using buildings that already take the form of a dwelling albeit that there is the

holiday-let limitation. The provision by this means allows for the increase of small-scale housing stock within the Parish that is designated as a small village category in the Local Plan allowing for very limited new development an important policy also within the adopted Seagry Neighbourhood Plan.

The Council has based their consideration on the understanding that the proposal is simply to remove the existing temporary holiday let conditions and allow permanent residential let of each property. The Council draws attention to the fact that each original condition identified the reason as being that the site was in a position where the local planning authority, having regard to the reasonable standards of residential amenity, access and planning policies pertaining to the area, would not permit an additional unit of permanent residential accommodation.

In determining the applications your Council will need to do an about-face in this respect but the Parish Council is willing to support a change in views that might lead to future long-term occupants supporting the whole Seagry community.

In offering this support the Council has a number of concerns that need to be addressed. The first being that the removal/variation of the condition should allow for short or long-term permanent tenancies to be created and not to the individual sale of each property, the cumulative effect being a large scale hamlet of dwellings outside of the natural framework boundary of Upper Seagry. It is accepted that the Planning Statement does confirm that ownership will be retained by the applicant but some planning control should be retained.

Secondly that no permanent dwelling created should gain permitted development rights.

Finally, there are some local concerns expressed in regards to water supply and foul water drainage dispersal generally in this area. It is to be assumed that water supply to the 3 additional dwellings is adequate. No doubt Wessex Water will be consulted on this. There have been concerns in regards to foul water effluent polluting local ditches. There needs to be assurance from the Environment Agency that the foul water treatment plant serving the whole built form in the Nables Farm area is fit for purpose.

In closing I confirm that the Council has no objections to the proposals in principle.

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