# PLANNING STATEMENT

S73 application to vary Conditions 2 & 3 of permission 19/10688/FUL for the Proposed demolition of stable and sheds and erection of agricultural building to amend plans and materials

Land South West Of Seymour Farmhouse
A303 Bottom Of Devills Back East To Chicklade Bottom
Chicklade
SP3 5SU

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mediation of space · making of place

# S73 application to vary Conditions 2 & 3 of permission 19/10688/FUL for the Proposed demolition of stable and sheds and erection of agricultural building to amend plans and materials

## 1. Introduction

1.1 This statement has been produced to support an application made under Section 73A of the Town and Country Planning Act to vary Conditions 2 and 3 of permission 19/10688/FUL to amend the approved plans.

1.2 The application is submitted on behalf of Mr A Wiseman.

1.3 The approved scheme has been commenced and the barn is nearing completion. Some of the details of the barn are different to those permitted and this application seeks to vary the following conditions:

- Condition 2 – substitute Floorplans and Elevations
- Condition 3 – amend wording to allow for timber cladding on 2 sides and green metal sheeting on the other sides

1.4 The following supporting information is submitted with this statement:

- Application form
- Location Plan
- Floorplans and elevations

## 2. Site and surroundings

2.1 The site is located just outside the village of Chicklade approximately 11 km south of Warminster, which is on the A303.



2.2 The site consists of a cluster of stable buildings and sheds and there is a manège. Beyond the main yard, are two fields one of which extends to the east and another to the north towards Chicklade. The entire site covers a total area of 1.43 hectares.

2.3 This site is within the Cranborne Chase Area of Outstanding Natural Beauty

2.4 The site is within Flood Zone 1 where there is a very low probability of flooding and where there is no restriction on development on flooding grounds.

## 3. Proposal

3.1 It is proposed to demolish the stable and other sheds in the southern part of the yard.



Stable and sheds to be demolished

3.2 The stable block to the north would be retained.



Stable to be retained

3.3 The part of the yard to be cleared would provide a more usable open area for parking and turning and tending to horses.

3.4 It is proposed to erect a new agricultural building to the east of the manège as shown on the Site Plans. This building would provide secure storage for agricultural equipment, fencing, timber, animal feed and bedding and for the storage of hay bales.

## 4. Relevant or recent planning history

S/1988/0953 Erection of a stable block. Permitted with conditions.

S/2000/1316 Erect two loose boxes. Permitted with conditions.

17/10179/VAR Variation of Condition 3 of S/2000/1316 and Condition 4 of S/88/0953/TP to allow the applicant to rent out the facility to a third party for private recreational use. Permitted with conditions.

19/10688/FUL Proposed demolition of stable and sheds and erection of agricultural building. Approved with conditions

## 5. Relevant planning policy

**National Planning Policy Framework 2022**

Chapter 2 - Achieving sustainable development

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 15 – Conserving and enhancing the natural environment

**Wiltshire Adopted Core Strategy 2015**

Core Policy 1 - Settlement Strategy

Core Policy 2 - Delivery Strategy

Core Policy 3 - Infrastructure Requirements

Core Policy 27 - Spatial Strategy: Tisbury Community Area

Core Policy 48 – Supporting Rural Life

Core Policy 51 - Landscape

Core Policy 57 - Ensuring high quality design and place shaping

Core Policy 60 - Sustainable Transport

Core Policy 61 - Transport and new development

Core Policy 62 - Development impacts on the transport network

**Supplementary Guidance**

Cranborne Chase AONB Management Plan 2009-2019

## 6. Planning considerations

6.1 The site is located within close proximity to the village of Chicklade to the south of the A303 within open countryside.

6.2 Given its location within the Cranborne Chase Area of Outstanding Natural Beauty, regard has been taken to the AONB Management Plan in the development of this proposal. There key issues in relation to this proposal area:

- The demolition of some of the existing buildings at the site;
- The erection of a new agricultural building; and
- The impact on the AONB.

*Proposed demolition of existing buildings*

6.3 The buildings to be demolished are no long fit for purpose. They are visually unattractive and are no longer functional in terms of the protection that the offer against the weather and intruders. There have been a number of thefts of equipment from the site in the last few years.

6.4 Moreover, the site is cramped and there is little room for parking and turning or for managing any horses.

*6.5* The removal of these buildings represents a considerable enhancement to the site both in terms of visual enhancement and improved practical use of the site and has already been permitted by the existing consent.

*Proposed erection of agricultural building*

6.6 The applicant wishes to make better use of the land for grazing and other agricultural use. He is actively managing the land maintaining fences; managing trees on the site; planting new trees and hedges; and topping the grass when necessary.

6.7 The proposed building is required to support the agricultural use of the land and would be used to store agricultural equipment, feed and bedding. One end of the building would be available for shelter for animals grazing the land in the winter months.

6.8 The proposed barn would support the continued sustainable use of this small agricultural holding and the active management of the land. This would ensure that the character of the site is retained and improved in line with the guidance set out in the AONB Management Plan's chapter on Rural Land Management.

6.9 Again, the erection of an agricultural building of this footprint in this location has already been permitted. This application seeks to approve changes to the design of the proposed building as constructed.

*Impact on the AONB*

6.10 Consideration of the visual impact of proposals such as this within the AONB is vital in order to preserve the special character of the AONB.

6.11 The land to the north and east of the stable buildings is permanent pasture surrounded by mature trees and hedgerow. These fields are characteristic of the landscape character in this part of the AONB.

6.12 The site is visually enclosed, being bounded by mature trees and hedgerow. There are also a number of large mature trees between the village and the area where it is proposed to site the agricultural building.

6.13 It might be possible to glimpse the proposed agricultural building through the trees from the north, but the use of green metal sheeting for the roof and walls would ensure that it merges well with the surrounding area and is not visually obtrusive. Of course, the building would be of a type to be expected in a rural location.

6.14 We are submitting revised plans showing the barn as constructed. There are some changes which include:

- Different clear roof panels
- Altered roof pitch
- Timber cladding on 2 elevations and green metal sheeting on the other sides – north and east elevations to be timber clad and south and west clad in green metal sheeting as shown below:



South elevation showing green metal cladding

6.15 It is not considered that the visual impact of the building is significantly different and the impact on the AONB remains minimal.

## 7. Conclusion

7.1 The proposed scheme has been devised in order to enhance and improve an underutilised agricultural holding. This proposal would enable the applicant to make better use of the land and would improve the layout of the main yard area.

7.2 The changes to Conditions 2 and 3 are in line with the AONB Management Plan and comply with both national and local planning policy.

7.3 We respectfully request that planning permission be granted without delay.