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Development Management
Economic Development and Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

Our Ref: 648/0723/JF

27 September 2023

Dear Sir/Madam,

Common Farm, The Common, Minety, Wiltshire, SN16 9RH

Planning Application for the Conversion of a Building to Create two Holiday Letting Rooms and Associated Alterations

Please find enclosed a full planning application for planning permission for the conversion of a building to create two holiday lettings rooms and associated alterations. This covering letter has been prepared on behalf of Mr Albert Maslin (hereafter 'the applicant').

In addition to this covering letter, the following plans and documents are submitted in support of the application:

- Location Plan – 001
- Existing Floor Plans and Elevations – 002
- Proposed Floor Plans and Elevations – 003
- Proposed Site Plan – 004 Rev A
- The Application Form

The relevant application fee will be submitted by the applicant separately, once confirmed.

PLANNING DESIGN AND ACCESS STATEMENT

SITE

The wider site measures approximately 3 hectares in area and lies within the civil parish of Minety, close to the Wiltshire /Gloucestershire border. It is located within the open countryside and borders open fields and other properties involved with agricultural activities. Its County Parish Holding number (CPH) is 45/143/0330. The site is also surrounded by several trees and hedges which provide visual containment from neighbouring sites.



Figure 1. Image View of the Site

The Gross Internal Area (GIA) of the building is approximately 56 sqm and is a single storey blockwork building with an attached car port. It is located between the main dwelling and another converted holiday let (application ref. 19/02425/FUL).



Figure 2. Existing South Elevation (left), Carport (right)

DESIGN AND ACCESS MATTERS

USE and AMOUNT

There will be two letting rooms each with a full bathroom and a double bed allowing a maximum of 2 people per room. The check in time will be 4pm and check out will be 11am. This will allow enough time for cleaning before the next guest arrives.

The car port will be for guests' use. No changes are proposed to the carport which fits two vehicles.

LAYOUT

The existing layout contains one large room and one smaller room. The proposed floor plan divides the larger room into two letting rooms each with a full bathroom. An additional utilities room has been added to allow access to electricity meters and service equipment.

Three new doors will be added along the north elevation, one for each letting room and one to access the service room. The existing access doors on the east and south elevations will be removed and the openings made good in matching materials. Furthermore two new windows will be added to the north elevation, in addition to the four existing windows on the south elevation.

SCALE

There will be no changes to the scale. The footprint of the building is proposed to remain the same as existing (11.3m x 5.6m).

APPEARANCE

The appearance will remain the same with the addition of new doors and windows on the north façade and the removal of doors on the south and east façade.

LANDSCAPING

The landscaping will primarily remain the same with some additional planting along the north façade around the proposed doorways.

FLOOD RISK AND DRAINAGE

The proposal site is located within Flood Zone 1, meaning there is a very low risk of the area flooding from rivers or sea. In addition, the risk of flooding from surface water is also very low, and thus it can be concluded there are no flood risks on the site.

ACCESS

Access to the building will remain as it is, via the private drive from The Common. The existing car port will provide space for two cars, whilst additional parking will be along the north elevation of the building.

PLANNING POLICY

The National Planning Policy Framework (NPPF) published in July 2021 sets out the guiding principles for decision taking and should form the basis of all strategic and local plan making. The NPPF paragraphs relevant to this application are set out below.

Supporting a prosperous rural economy through tourism is laid out in paragraph 84 of the NPPF. It states, "*Planning policies and decisions should enable: a. the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b. the development and diversification of agricultural and other land-based rural businesses; c. sustainable rural tourism and leisure developments which respect the character of the countryside…*"

Paragraph 120 promotes proposals that make effective use of land through the development of under-utilised land and buildings through conversions.

Chapter 12 seeks to achieve well-designed places, and paragraph 126 outlines that "*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development…*"

Paragraph 130 requires that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive, sympathetic to local character and history, whilst not preventing or discouraging appropriate innovation or change.

When considering development proposals, paragraph 104 highlights that "*parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.*"

The Wiltshire Core Strategy Development Plan Document was adopted January 2015 and provides an overarching planning policy framework for the period up to 2026. The Local Plan is currently under review with the potential for adoption at the end of Quarter 4, 2024.

The relevant polices are therefore considered to be as follows: -

Wiltshire Core Strategy (adopted January 2015)

- CP39 – Tourist Development
- CP48 – Supporting Rural Life
- CP51 – Landscape
- CP57 – Ensuring High Quality Design and Place Shaping

There is no Neighbourhood Plan for Minety.

PLANNING BALANCE

Having regard to the development plan and the requirement imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, the application proposal is considered to accord with all relevant local policies therefore, in accordance with the NPPF, should be positively encouraged as appropriate development.

The proposal has been well designed and makes use of an existing redundant building which is appropriate to the context and setting on the edge of this small rural farm yard conversion. Policy

CP39 outlines the criteria for tourist developments outside Principal Settlements, Market Towns, Local Service Centres or Large and Small Villages. The site is in close proximity to a number of tourist attractions and converts an existing building with no significant external alterations that would detract from the character and appearance of the area, therefore complying with Policy CP39.

The proposal is further supported by Policy CP48 which seeks to support rural life though Conversion and re-use of rural buildings. Policy CP48 states that:

"Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

1. *The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.*
2. *The use would not detract from the character of appearance of the landscape or settlement and would not be detrimental to the amenities or residential areas.*
3. *The building can be served by adequate access and infrastructure.*
4. *The site has reasonable access to local services.*
5. *The conversion or re-use of a heritage asset would lead to its viable long term safeguarding."*

The proposal will convert the existing building through minor exterior and some internal alterations so as not to detract from or impact the local character. It will have adequate access through an existing access from The Common, has suitable parking that is appropriate to the size of the development and can reach the local services in Minety and other surrounding towns. The existing building and surrounding buildings are not heritage assets. Therefore the proposal is compliant with Policy CP48.

Additionally, the principle of development was considered acceptable for the previous application ref. 19/02425/FUL for the conversion of the adjacent building to tourist accommodation.

The proposal seeks to provide rural tourism through the conversion of an under-utilised, existing building whilst improving the design and quality of the building as laid out in the NPPF.

As such the proposal is considered to comply with policies CP39, CP48, CP51 and CP57 of the Core Strategy and paragraphs 84, 104, 120, 126, and 130 of the NPPF, therefore should be approved accordingly.

I look forward to the acknowledgement of the validation of this application in due course.

If you require any further information or assistance, please do let me know.

Kind regards,

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