From: Antony Booth
Sent: Tuesday, November 14, 2023 4:29 PM
To: Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>; Crozier, Peter <Peter.Crozier@wiltshire.gov.uk>
Subject: PL/2023/08203 (Courtyard) and PL/2023/08204 (Chalk Barn) at Buttle Farm, Compton Bassett

Good afternoon,

I am writing in connection to the two current applications PL/2023/08203 (Courtyard) and PL/2023/08204 (Chalk Barn) at Buttle Farm, Compton Bassett.

I note that the consultation date has recently passed on the current applications. I would appreciate an update as to whether this will conclude the consultation period for statutory consultees, or whether further technical responses are expected by the case officer.

Furthermore, it is noted that there are no objections relating to the proposed works to the courtyard (ref: 08203) and a single objection from the Parish Council (PC) relating the Chalk Barn (ref: 08204). I would like to use this opportunity to address these issues raised by the Parish Council. The PC response is attached to this email for your ease of reading.

1. The Neighbourhood Plan (having been published in 2016 and reviewed in 2019) for the purposes of NPPF Paragraph 14 (criterion 'a') and the relationship with the Wiltshire Core Strategy (being out of date as a result of the 5YHLS shortfall) is considered out of date, as this did not become adopted or reviewed within the last 2 years. As a result, the policies relating to housing are considered out of date for the purposes of determining applications and the tilted balance engaged in favour of development.
2. The proposal comprises the re-use of an underutilised existing property. Whilst the indicative number of dwellings intended to be delivered by the NP has been realised within Compton Bassett, the addition of a dwelling within the framework of the village is not considered to comprise inappropriate or isolated development. The addition of a dwelling will contribute modestly towards addressing the current housing land supply shortfall in the Borough. The proposal notes that the Conservation Area that washes over the site and does not propose a material change in the scale, footprint, character or appearance of the property.
3. Each planning application is expected to be considered and determined on its own merits and considering the proposal is for the re-use of an existing building, is not introducing new built form within the village or Conservation Area. The proposal would not elongate or extend the existing built framework of the village and is bounded to the west and east by residential properties.
4. As set out within the Planning Statement, there is no appropriate alternative use for this building and the current tourist use has become financially unviable to continue. In accordance with CP46 (and as assessed against all relevant qualifying criterion), this is suitable for re-use as a permanent dwelling.
5. Unencumbered permanent residential use (albeit as proposed to be restricted for occupancy by persons aged 55 years or older, plus dependant relatives) by definition will allow for occupancy of this property independent from the existing courtyard dwelling at Buttle Farm. This request for retention is considered to be unnecessary.
6. A further application is being formulated for the re-use of the redundant larger, former agricultural barn to the north of the main farmyard site. The detail of which will be made available to Wiltshire Council and therefore, the Parish Council through the formal

consultation procedure following submission and validation. It is expected in accordance with standard practice, that this application be considered on its own merits.

I would hope that this email resolves any remaining issues relating to the Chalk Barn application and therefore, both applications have no outstanding issues from technical consultee objectives. If there are any remaining issues that the case officer wishes to raise, advice relating to any further technical responses that are awaited, then please do get in touch.

If you can provide an indication for when determination of the two applications is expected, that would be appreciated. I note that the application website states currently 08203 has a determination deadline of 28/11 and 08204 (02/01/2024). Whilst the latter application has an extended determination deadline, these applications have been the subject of the same consultation period and few responses.

Thanks in advance for your response to the above.

Kind regards,
Antony

Antony Booth BA(Hons) MSc MRTPI
Project Planner