MASTER
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21 November 2023

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Dear Sirs / Madam

TOWN AND COUNTRY PLANNING ACT SECTION 73A – Variations to Planning Permission 20/07754/FUL at Oak Tree Farm, Crawlboys Lane, Ludgershall, SP11 9PL.

Master Land & Planning Ltd are instructed by Mr H Scruse to submit an application under Section 73 of the Act for variations to Planning Permission 20/07754/FUL for the *'Demolition of poultry shed and agricultural store and erection of 5 no. dwellings with access and parking. Erection of new agricultural store'* which was granted on 2nd Mach 2021.

Planning permission 20/07754/FUL was commenced on 15th November 2021, through works to commence the agricultural building. No works related to the approved 5no. dwellings have been commenced. On construction of the agricultural store, the applicant sought to re-use as much of the available and good-quality material on site from the demolished poultry shed as possible, including use of the windows. Therefore, the design of the store differs from that approved, as shown in the images below.





The amendments being sought include the following:

- Removal of rooflights and replacement with 4no. windows on western elevation and 6no. windows on east elevation.
- Removal of the open sided hay and straw store to the southern end and replacement with an open lean-to structure of the same width, extending to 5.5m in length. This part has yet to be constructed.
- Removal of the open sided Alpaca Area on western elevation, as this was found to be impractical.
- Change to the positioning of the roller shutter on north elevation to a central position and reduction in size. Installation of a steel door to the northern elevation. Installation of addition roller shutter door on west elevation to provide additional access.

The above changes do not have a materially detrimental impact on the use or character of the site, than that which was approved under application 20/07754/FUL. The changes are consistent with the design standards set out in both the Local Plan and National Policy and are acceptable in planning terms.

To that end, this application seeks a variation of conditions to allow for these minor material amendments to the approved scheme. In particular, the Applicant is seeking the following variations:

i. Variation of Condition 2 to amend the following approved plans (minor material amendment) and list details approved by the condition:
    - Substitute drawing no 170336 -108 Rev B (Barn Plans) dated 12/11/2019 with *170336-108 Rev C (proposed design scheme – Barn) dated 02.11.2023*

ii. Variation of Condition 3 to refer to the Construction and Environmental Management approved by the LPA on 27th September 2021.

iii. Variation of Condition 4 to refer to development of the approved dwellings only.

"*No development shall commence above ground floor slab level* ***of the dwellings herby approved*** *until the exact details and samples of the materials to be used for the external walls and roofs* ***of the dwellings*** *have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details*."

iv. Variation of Condition 5 to refer to drawing no. 170336-22 (fence, wall and gate details) dated Oct 2021 approved by the LPA on 12th November 2021.

v. Variation of Condition 6 to refer to the Landscaping Implementation and Management Plan and Landscape Strategies WHL-1253-01 dated 28.05.2021 and WHL-1253-02 dated 28.05.2021 approved by the LPA on 12th November 2021.

vi. Variation of Condition 7 to refer to the Tree Survey and Tree Protection Plan dated April 2021 approved by the LPA on 12th November 2021.

vii. Variation of Condition 9 to refer to drawing no. 170336-22 (fence, wall and gate details) dated Oct 2021 approved by the LPA on 12th November 2021.

viii. Variation of Condition 12 to refer to the Surface Water Drainage Design approved by the LPA on 27th September 2021

ix. Variation of Condition 13 to refer to drawing no. 170336-Rev A dated 13.11.2019 approved by the LPA on 31st August 2021.

x. Variation of Condition 15 to refer to the Contaminated Lane Intrusive Investigation dated April 2021 approved by the LPA on 12th November 2021.

I trust that this planning application can be registered at the earliest opportunity. Please do not hesitate to contact me should you require any further information.

Yours faithfully

Hollie Sturgess

Hollie Sturgess BA(Hons) MSc
Senior Planner