Highway Development Control Consultation Response

Planning Application Ref: PL/2023/09156

Site Address: Barn 1, Bremhill House Farm, Bremhill, Calne, SN11 9HN

Proposal: Conversion of Barn No 1 as 1No new dwelling in variation of the approved conversion pursuant to Application Ref: PL/2022/01578

Date of Consultation Response: 22/11/2023

I refer to the above application dated 20/10/2023 for a new dwelling in variation of approved conversion of existing Agricultural Barns, detailed as Barn 1 and Barn 2, to single dwellings referenced PL/2022/01578.

The site is located at Bremhill House Farm, Bremhill, Calne, remote from the community services that occupiers of the dwelling would need. The site is served by C Class Roads to the North and South, Spirit Hill/Charlcutt High Street to the North and an Turfhouse Lane to the South, both are within a 60-mph speed limit and are unlit roads with no lane markings. The site is located is on a Bridleway BREM8. The closest Villages are Bremhill to the South-West and Hilmarton to the East, the nearest town to the South of the site is Calne. There are no safe pedestrian facilities to the local amenities such as the post office/shop, school and pub.

The previously approved barn conversion was for a 2-bed dwelling through PNCOU, this application seeks to modify the barn in excess of the scope of works falling within the PNCOU. The application comprises a larger curtilage than that previously approved and alterations which do not change the proposed bedroom quantum. The spaces approved for shared vehicle parking would remain and be sufficient to cater for the development. Access would be unaltered from the previously approved application and as such would not be considered an issue with regard to highway safety. The proposal would still rely heavily on the private motor vehicle as the main mode of transport for access.

Therefore other than the highlighted sustainability issue I would not wish to raise an objection in relation to highways.

If you have any queries regarding the above advice, please contact:
Nicola Tilley on 01225 713478, Nicola.Tilley@wiltshire.gov.uk