CASE OFFICER'S REPORT

Application Reference:	PL/2023/09069
Site Address:	Farm Yard Forming Part of East Farm, Fovant
Consultation Expiry:	21/11/23
Date of press notice:	N/A

POLICIES

National Planning Policy Framework
Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Places
Section 15 Conserving and enhancing the natural environment

Wiltshire Core Strategy
Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 27 Tisbury Community Area
Core Policy 51 Landscaping
Core Policy 57 Ensuring high quality design and place shaping

RELEVANT PLANNING HISTORY

19/05039/FUL – Application for the renovation of an existing barn at East Farm and its conversion to office use (Approved, with conditions).

ISSUES

- Principle of development including design and scale;
- Impact on amenity of the area including the AONB;
- Highway Safety;
- Archaeology
- Impact upon residential amenities

REPRESENTATIONS

Fovant Parish Council – None received
Historic England – None received
Archaeology – No Objection
Third Party Representations – None received

ASSESSMENT

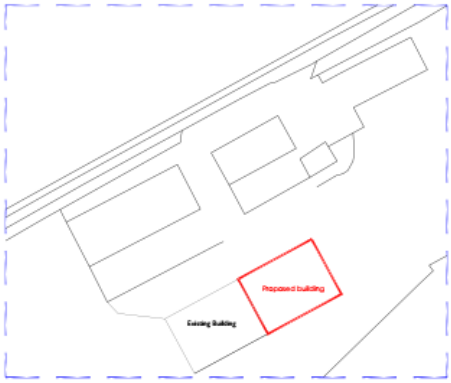
Principle of development including design and scale

The application site, East Farm is a working farm located to the east of Fovant and south of the A30. The farm lies below the downs to the south and in particular the Fovant Badges which form a distinctive part of the landscape. The farmstead comprises of the main farmhouse on the west and the working farmyard to the east. The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). Planning permission is sought for the erection of a barn for the storage of straw.

The proposed scale and design are considered appropriate for such a use and the building would mirror the existing barn present onsite. The proposed materials are sympathetic to such a setting and would not result in any visual harm upon the wider character and appearance of the area.

The application site is a well-established farmstead and the proposed building would be positioned within the cluster of existing agricultural buildings. The building would provide suitable storage facilities for the on going success of the farm.





PROPOSED SITE PLAN
Scale 1:500

Impact on amenity of the area including the AONB

The site is located within the AONB upon a working farm with the East Farm Farmhouse in relatively close proximity to the application site. Due to the position of the proposed building in relation to the existing farm buildings present on site the addition would be read in the context of the existing built form. Officers are of the opinion that the proposal

will not have any significant adverse impact to the wider AONB that would warrant the refusal of planning permission.

Highways Impact

The site is accessed by a private road via the A30 classified road. Given that the existing access is to remain unaltered, the proposal is considered not have any significant detrimental impact to highway safety that would warrant the refusal of planning permission.

Archaeology

The Councils Archaeologist was consulted on the proposal and provided the following comments:

The proposed agricultural building lies within a landscape in which several archaeological monuments are known. There are later prehistoric field systems, funerary monuments and settlement remains on Fovant Down, while previous archaeological investigations to the north-east recorded two Bronze Age cremation burials.

However, the existing barn immediately to the west of the proposed new building was subject to archaeological monitoring during its construction in 2021 (AC Archaeology, July 2021). The monitoring recorded no archaeological deposits or finds bar an area of modern disturbance and a sherd of possibly 17th-century pottery. On this basis, I have no archaeological concerns with this proposal and no further action is therefore required as regards the buried archaeological heritage in relation to this application.

Impact upon residential Amenities

The proposed position of the barn would be a significant distance from any neighbouring residential properties and be nestled within a cluster of existing agricultural buildings. Therefore, the proposal is not considered to result in any detrimental effects upon any residential amenities.

CONCLUSION

For the reasons as outlined within this report, officers are of the opinion that the proposed development conforms to the objectives of Core Policies 51 and 57 of the Wiltshire Core Strategy, and the aims of the NPPF. Taking the above into account, the application is not considered contrary to these policies as it does not cause any significant material harm that would justify a refusal of planning permission. Therefore, planning permission should be granted for the development.

RECOMMENDATION

Approve with conditions.