SEAGRY PARISH COUNCIL

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Development Services
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

For the attention of Rose Fox

Dear Rose

Application PL/2023/10825 – Prior Approval Part 3 Class Q : Agricultural Buildings to Dwellinghouses
Prior notification of a change of use from 1 No agricultural building to 1 No residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include operational development
Church Farm, Lower Seagry, Chippenham, Wiltshire SN15 5EP
For Heather Waddington

Thank you for the opportunity of commenting on this Prior Approval planning application. My Council met last evening and has asked me to forward the following comments to you.

The Council is mindful that this application is a resubmission of application PL/2023/06516, refused by your Council, and is a legal determination not a planning application.

The Council commented on application PL/2023/06516 and they are pleased to see that several of the concerns raised have been reconsidered and the Council can now give their support in principle to the proposal and find the design details more appropriate to the area.

Areas of concern remaining relate again to site boundaries and the fact that Church Farm has a significant land holding, not shown on the site location plan, whereas the site and block indicates a red line site curtilage and a small area of associated land within the blue line.

The Council notes that the red line curtilage is restricted and indicates the provision of two parking spaces. But again to gain access to the spaces and the dwelling itself it

appears that there will be a need to cross the blue line associated land. As this is a necessity then this area should be included within the proposed curtilage.

The main area of concern relates again to the future intentions for the associated blue lined land. This is agricultural land. Should this be retained as agricultural land then there is no concern. However, should the intention be to increase the size of the residential/domestic curtilage the Council would not be supportive.

As before it is noticeable that the layout and elevations show door openings leading to the north with a narrow pathway around the perimeter of the proposed dwelling which suggests that the long term aim could be to expand the curtilage in the northern direction. It is acknowledged that this might not be the intention of the existing owner but there needs to be an enforceable planning condition restricting curtilage expansion.

The Council trusts that their views will be taken into consideration when the application is determined.

Yours sincerely

Vivian Vines

On behalf of Seagry Parish Council