Mere Town Council

TOWN CLERK - MRS. L. C. WOOD

Duchy Manor,
Springfield Road,
Mere
Warminster,
Wiltshire
BA12 6EW
Phone: 01747 860701

e-mail: lindseywood@merewilts.org
www.merewilts.org



Application No:	**PL/2023/09919**
Application Type:	**Full planning permission**
Proposal:	**Erection of WC hut, construction of access track and area of hardstanding (Retrospective)**
Site Address:	**Land at Woodlands Road, Mere, Wilts, BA12 6JT**
Planning Register Link:	https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001BDwbO

At a meeting held on Monday, 15th January 2024, the Town Council considered the above application and has the following response to make:

No comment	
Support	
Support subject to conditions	
Object	Yes
No Objections	

This once agricultural field, as is evident from the attached Google earth aerial view, has now become spoiled by unnecessary overdevelopment and suburbanisation. The field had a perfectly good vehicular field access gate on the southern boundary as can be seen from google street view and shown with a cross on the attached map view. For some inexplicable reason, there is now a second vehicular access gate on the eastern boundary from Woodlands Road with a huge expanse of rubble track going along the whole length and half

width of the field. The Town Council supported the planning application for the agricultural barn on this field in 2022 (PL/2022/03832) on condition that there was no domestic paraphernalia brought onto the site which must be used solely for agricultural purposes – this condition was included within the planning authority's decision notice for approval. Furthermore, a second condition was included by the planning authority stating that within two months of the date of this decision, the wooden storage shed and its contents….should be removed from the land in its entirety and the land should be restored to its previous condition.

The Town Council cannot support the erection of a WC hut or the storage container that is on site surrounded by wooden cladding, or the huge expanse of rubble track or the removal of the agricultural hedgerow as there is no agricultural justification for this level of development. This retrospective development has had an unacceptable impact on the amenity and rural character of the area and the field should be restored to its previous condition with the field hedgerow planted.

Local knowledge states that this field contained an attenuation pond which stored water during heavy rainfall and stopped it from running across the road. It is now evident that this pond has been filled during the construction of the access track and the water run-off during periods of heavy rainfall across the road is now excessive. We feel that the Highways Authority Department should be made aware of this issue.

This hedgerow should have been protected as it was more than 20m in length next to land used for agriculture. The applicant should have submitted a Hedgerow removal notice: GOV.UK: Land management Guidance Countryside hedgerows: protection and management: Hedgerow Regulations 1997(opens new window).

Under the 2021 Environment Act, the Town Council recently agreed its biodiversity policy. The Town Council felt that this planning application does not meet the criteria within Mere Town Council's Biodiversity Policy as the application does not benefit biodiversity through the conservation and integration of existing habitats or provision of new habitats for wildlife.

Although we realise that this is not a planning consideration, we are aware that there are covenants in place on the conveyance of this land relating to the permitted use which is restricted to agricultural and forestry purposes.

Lindsey Wood
Town Clerk

Date: 16th January 2024


Swainsford Heavy Horses
Woodlands Rd
Shreen Water