# Mere Town Council

**TOWN CLERK - MRS. L. C. WOOD**

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| **Application No:** | **PL/2023/10288** **AMENDED PLANS/ADDITIONAL INFORMATION** |
| **Application Type:** | **Full planning permission** |
| **Proposal:** | **Erection of a timber studio for use in association with donkey sanctuary (retrospective)** |
| **Site Address:** | **Land at Wet Lane, Mere, BA12 6BA** |
| **Planning Register Link:** | https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001CFARM |

At a meeting held on Monday, 5th February 2024, the Town Council considered the above application and has the following response to make:

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| No comment | |
| Support | |
| Support subject to conditions | |
| Object | Yes |
| No Objections | |

The Town Council recalled that the applicant had attended Town Council meetings in 2022 explaining that he had bought 4 acres of land in Wet Lane in order to house his rescue donkeys and that he required the formation of a field access (another retrospective application) and the erection of an agricultural and livestock building.

The planning officer confirmed in his 2022 report that the site is predominately rural location within the open countryside for the purposes of the local plan and is outside the defined limits of development. It would

appear that this timber studio has been built on agricultural land. Whilst the planning statement says that it has been built on what was once part of neighbouring garden, this would appear to be inaccurate as the land was part of Church Farm. There is no evidence to support the claim that there was a previous timber shed on the site of this studio. Conversely, there appears to be evidence to support that there were trees and hedges affected by this retrospective development.

The superseded planning statement for the above application states that the timber studio is required to provide a space for workers and volunteers at this small donkey sanctuary for shelter, a WC, storing personal belongings or making hot drinks. There are four donkeys on the site and it is believed that there is one member of staff who attends to the needs of these donkeys and it should be perfectly possibly to provide a working space for this staff member (and other staff members if necessary) within the existing barn that was erected in 2022. The agricultural and equestrian building that was granted planning permission in 2022 (Ref: PL/2022/03331) has been built and is a very large and substantial building and the Town Council feels that there is no justification to support the need for this additional building to serve the needs of staff associated with the needs of the donkeys as a suitable alternative existing building exists on the site.

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.

Lindsey Wood
Town Clerk

Date: 8th February 2024