Objection to Planning Application PL/2023/10744

This again is another smoke screen application for further development of land at the rear of 8A Greenhill.

Once again, we are objecting against another attempt at trying to obtain Retrospective Planning for a subsequent business plan.

The business address that was previously used for this address has now been changed to an address in Chiseldon. Convenient!!

The previous application PL/2022/08676 was refused by the council for reasons listed below.

Main reason for objection
• Can't carve up pasture land, install hard core and expect approval. There would be no countryside.
• No consideration for rights and welfare of neighbours
• Potential for planning creep and other developments
• The property at 8a Greenhill is also a registered business address
• Visible from the public realm
• Erroneous dates for commencement and use of land
• Parking is predominantly behind No 8 Greenhill and the proposed parking provision is excessive • No sustainable drainage laid on the site before hardcore laid
• An eyesore and does not blend with surroundings
• More parking and storage than proposed
• Area is far too large at nearly 500msq
• Removes areas identity
• Fails strategic and core strategy policies
• Environmental impacts
• Significant harm to character and appearance of the area
• 8a Greenhill has parking spaces to the roadside as do other properties along the terrace
• Site being used for commercial and trade vehicles
• Residential creep

Also this planning application goes against the Core Policies.

Policies
National Context:
National Planning Policy Framework (NPPF) (2021)
Paragraph 11 – Presumption in favour of sustainable development
Paragraph 84,85 Supporting a prosperous rural economy Paragraph 119 - Effective use of Land
Paragraph 127 - Function and form of Development

Paragraph 130 - Achieving well designed places
Paragraph 174 - Conserving and Enhancing the Natural Environment
Planning Practice Guidance (PPG)
Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 19 - Spatial Strategy: Royal Wootton Bassett and Cricklade Community Area Core Policy 48 - Supporting Rural Life
Core Policy 51 - Landscape
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60 - Sustainable Transport
Lydiard Millicent Neighbourhood Plan. Made May 2021 Objectives: To promote high quality design
LM1 – Managing Design in Lydiard
LM8 – Movement Routes
Wiltshire Local Transport Plan 2011 - 2026 Car Parking Strategy
Key Issues
Impact on the character and appearance of the settlement Impact on Neighbouring Amenity and Occupiers.
Access, Parking and Highway Safety

The application also had an Enforcement Notice Ref A-7052 which has never been enforced which makes a mockery of the Notice (if a council in Marston Moretaine, Bedfordshire on a well known resident can observe the ruling why hasn't Wiltshire County Council?)

This application along with figures and wording on the form are completed in a manner to confuse the general public reader.

Also, I have noticed that for the purpose of the application the vehicles that are normally parked at this address have subsequently disappeared.

Application Form

Site Area
This has changed from 493㎡ on this application is stating 432㎡.

Dates on the application form under Description

Has the work or change of use already started?
Yes
01/11/2012
Has the work or change of use been completed?
Yes
01/11/2012

The applicant did not purchase the property until12/02/2021.

Previous Application PL/2022/08676 dates both stated 04/11/2012.
REF: Land Registry for purchase date.

Existing use.

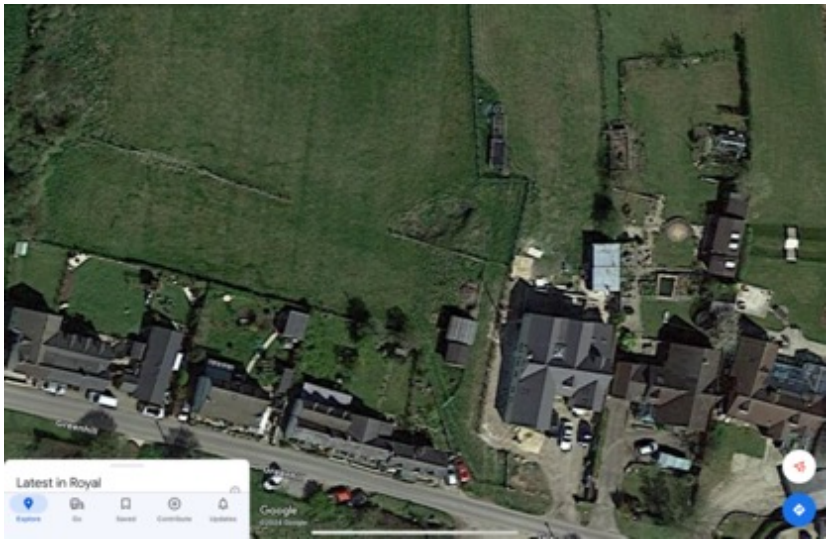
It states the site is currently used for.

The site is currently used for mixed use of equestrian, agricultural and for the additional parking of Mr Buckland's private vehicles.

The site is used for vehicles that come & go at all hours of the day.
At present there is one solitary pony on the strip of land thus blocking the right of way that the owners of Cotswold Heights have to access the rear of their property.
Noted from Land registry.

Picture taken from maps.





Google Maps

This is how the land looked before it was shamelessly ripped up and turned into a business site.

Image below works have commenced.





Picture showing shed removed.





Pictures taken from previous application submitted by the agent showing access used by Cotswold Heights and since the unlawful changes made by the applicant.

Vehicle Parking. This application.

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?
Yes

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Light goods vehicles / Public carrier vehicles
Existing number of spaces:
3
Total proposed (including spaces retained):
0
Difference in spaces:
-3
Vehicle Type:
Cars
Existing number of spaces:
2
Total proposed (including spaces retained):
0
Difference in spaces:
-2
Vehicle Type:

Other
Other (please specify):
Horse Box
Existing number of spaces:
1
Total proposed (including spaces retained):
1
Difference in spaces:
0

Vehicle Parking Taken from previous application

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?
Yes

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Cars
Existing number of spaces:
3
Total proposed (including spaces retained):
5
Difference in spaces:
2
Vehicle Type:
Light goods vehicles / Public carrier vehicles
Existing number of spaces:
1
Total proposed (including spaces retained):
1
Difference in spaces:
0

As per picture below taken from Zoopla in February 2023 the applicant has numerous vehicles & horse boxes along with the garden from his property that has been extended into the agricultural land.
No sign of any horses.





Above photo taken from Zoopla



Fowl Sewage This application

Foul Sewage
Please state how foul sewage is to be disposed of:
Mains sewer
Septic tank
Package treatment plant Cess pit
Other has been ticked
Unknown

Were is the waste effluent going to go?

Waste Storage and Collection
Do the plans incorporate areas to store and aid the collection of waste?

No

Have arrangements been made for the separate storage and collection of recyclable waste?

No

Where is the waste feed packaging going ?
Where is the scrap metal from the old horse shoes going ? or is it just going to keep filling skips?

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

No





Scrap waste stored at site

Is the proposal for a waste management development?

No

Vehicles are coming & going at all hours dumping scrap in the area.

House lights from 8A & this stated area are on 24/7 causing continuous light pollution.

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

No

Gas cannisters are kept at the site when they should be stored in a locked caged area.





As we can see in the above pictures Gas cannisters randomly placed around the site

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

No

The site can clearly bee seen from the Public Highway.



Taken from Google maps

This has been taken from the Planning Application PL/2023/10744

Justification report for the retention and change of use of an area of hardstanding to the rear of property 8A Greenhill, Lydiard Millicent, Royal Wootton Bassett SN4 8EH

This report has been prepared by Holly Greenman FQA MBIAC of The farm Consultancy Group to provide justification for the retention of an area of hardstanding that has been previously laid by the applicant, Mr James Buckland. The area was previously an area of green field used for agriculture and the grazing of horses, and this use has been in operation since prior to Mr Buckland's purchase of the property, some 7 years ago.

Purchased February 2021 Land Registry

Mr Buckland laid the area of hardstanding, which currently extends to a total 493 Square metres, and extends to the rear of his property and that of a neighbour, No 8 Greenhill. The yard area lies between the access gateway on Green Hill lane and an area of agricultural land that Mr Buckland also owns, which extends to circa 3 acres and lies to the North of Green Hill.

The hardstanding area has grown in recent years to accommodate vehicles used by Mr Buckland, however, an application for the retrospective permission for this area was refused in September 2023 (Ref PL/2022/08676) and so the applicant recognises that the previously laid area will need to be returned to agricultural grassland.

So why has the land not been returned to Agriculture?
Enforcement Notice Ref A 7052

There is however still a need for the applicant to retain some of the yard area, and this is to support the stable building that has been on this area of the property prior to Mr Buckland's occupation of it, and has been determined in previous applications relating to the area to be of lawful development.
There has never been hardstanding until applicant placed this there without planning.

Stable buildings and small accompanying yards of the type are commonly found within this area, and are not at odds with the largely residential use of the area and this property type. Mr Buckland has small children, who he hopes will be able to use this area adjacent to their property to safely learn riding and horse care.
It is reasonable to assume that stable buildings of the type found on this land, should have enough accompanying yard area to be able to provide the following supporting infrastructure:

Supporting infrastructure/ equipment
Parking area for Horse Trailer
2.5 Metre width by 6 Metre length

Sufficient space for the storage of hay & straw 10m squared

Sufficient space for the storage of soiled straw bedding from the stables, before its application to the adjacent farmland or removal from the yard area by tractor and trailer.
3 M width X 5 M depth
15 Metres squared

Space to store necessary agricultural machinery and equipment that enables maintenance of the grass field ie. [redacted] for collecting horse manure, and weed- wiper or rake for controlling weeds.
9 Metres squared for [redacted] storage, plus additional 7 Metres squared for paddock cleaner and rake.

The yard area needs to have a minimum 5 metres of central, clear yard space, to enable access by tractors for the delivery of straw and the collection of muck, and enable them to turn safely and exit the yard in a forward gear.
Owing to the layout of the yard, this will occupy 60 Metres squared within the central area of the yard.

Total Storage need:
Plus free yard area for turning
56 Square Metres 116 Square Metres

The over all area of the hardstanding yard area can be reduced to accommodate these items to 280 square metres, plus the hardstanding that has been laid to the access point. It is necessary that the access point is laid with hardcore, to mitigate mud being taken out on to the road from vehicles exiting the yard, whether this be tractors servicing the agricultural land, or horse boxes exiting the site.

Hay making without the hardcore was never an issue before the applicant purchased the land.

The yard plan in Appendix 1 shows clearly how the applicant has carefully considered the arrangement of each of these facilities.

It is also reasonable that an equestrian/ agricultural yard of this type and use be laid with hardcore. Leaving this area as grassland but continuing to access it by pedestrians, horses and heavy vehicles (which is necessary for the use of this land) would result not only in poor land quality, compaction and potential flooding issues, but precludes the use by being carried out owing to the challenges that accessing such an area would present, again, be this by foot or by vehicle. There is also concern over the welfare for any horses who were kept in the stables. If they do not have a free- draining area free from mud adjacent to their stables, then it would become impossible for them to be properly looked after or cleaned.



igure 2 View of site from access track- exiting field shelters/ stables can b

The Narrow gated area which is also the access for the rear of Cotswold Heights is where the pony has been kept.

The proposal is in line with Core Policy 48 and its intention is to enable full functioning of the existing mixed equestrian and agricultural use of the site. Without the supporting yard area, both uses become extremely challenging, and neither the stabling nor the agricultural land can be used to their full potential and intention.

The Previous owners from Cotswold Heights who orignally owned the land before splitting it and selling to the present owners of Cotswold Heights and the previous owners of 8A Greenhill before the present owner (applicant) never had an issue of needing any hard standing.

The laid hardcore in these areas is essential to the proper use of these areas, and reduces soil erosion and mud being dragged onto the road.

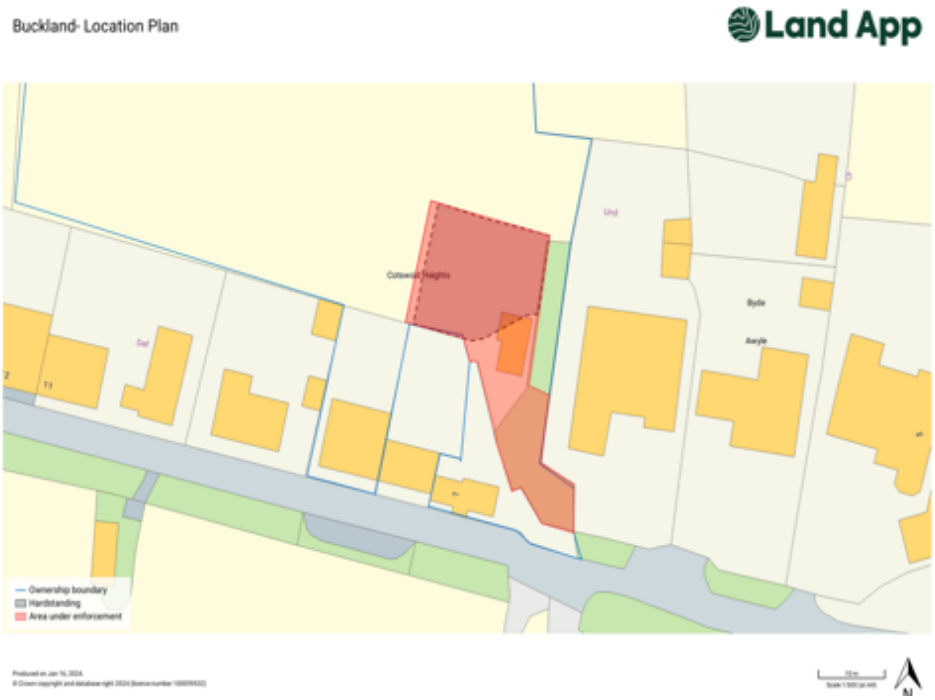


Image taken from Location Plan on application PL/2024/10744

Highlighted Area under Enforcement! plainings go to the kerb edge.