PLANNING STATEMENT

Erection of agricultural building, construction of access track and area of hardstanding (Retrospective)

Land west of Woodlands Road
Mere
BA12 6JT

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RTPI
mediation of space · making of place

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1. Introduction

1.1 This statement has been prepared to explain and support an application for full planning permission for the erection of an agricultural building (previously approved by PL/2022/03832 and for the laying of an access track and area of hardstanding.

1.2 This request is submitted on behalf of the landowner, Mr Craig Bowers.

1.3 The following information is submitted with this statement:

- Application form
- Location plan
- Site plan
- Floorplans and elevations

2. Site and surroundings

2.1 The site is located in open countryside 1.5km southeast of Mere and 3km north of Gillingham.



Source: Magic Maps

2.2 This site lies within the administrative boundary of Wiltshire County Council and is therefore subject to the policies of the Wiltshire Adopted Core Strategy 2015.

2.3 There are a number of Public Rights of Way in the area, but none that cross the site.



Public Rights of Way near proposal site

2.4 The site is within Flood Zone 1 where there is a very low probability of flooding and where there are no restrictions on development on flooding grounds.



Flood map for planning

3. Proposal

3.1 The site comprises a parcel of land of just over 1 hectare to the southwest of West Swainsford Farm.

3.2 Planning permission was granted in 2022 for the erection of an agricultural building reference PL/2022/03832 and this building is now nearing completion.

3.3 A new access was formed earlier this year in the northeast corner of the site under the provisions of Schedule 2 Part 2 Class B of the General Permitted Development Order which permits the formation of a new access onto an unclassified road.

3.4 There is also a 6.1m x 2.4m shipping container sited to the west of the existing agricultural building. This is to be removed from the site.

3.5 This proposal includes the following which do require planning permission:

- Formation of hardcore track from new access
- Area of hardstanding by agricultural building

4. Planning History

PL/2021/08598 Erection of agricultural barn for use of storage to house; farming equipment ie tractor/mower, log drying area, wash room. To include solar panelling on the roof for powering of equipment. Refused.

PL/2022/03832 Erection of Agricultural Barn for use of storing farming equipment i.e. Tractor/mower, strimmer, working tools to include solar panelling on the roof for powering equipment (resubmission of PL/2021/08598). Approved with conditions.

5. Relevant planning policy

National Planning Policy Framework 2023

Chapter 2	Achieving sustainable development
Chapter 4	Decision making
Chapter 9	Promoting sustainable transport
Chapter 11	Making effective use of land

Wiltshire Core Strategy – adopted 2015

Core Policy 48	Supporting rural life
Core Policy 51	Landscape
Core Policy 60	Sustainable transport

6. Planning considerations

6.1 The starting point in the consideration of this application is the presumption in favour of sustainable development which is at the heart of both the National Planning Policy Framework and the adopted local plan.

6.2 Differences in the design of the agricultural building require permission as well as the laying of the track and hardstanding.

6.3 A WC is provided in a small lean-to on the agricultural building and this drains to a small PTP.

6.4 The track is required to allow vehicle access to the barn from the newly formed access. It is formed of hardcore and is permeable so won't lead to any drainage issues.

6.5 An area of hardstanding has been laid by the agricultural building.

6.6 The site is not in any special landscape area and it is not considered that there are any adverse impacts associated with these works.

7. Conclusion

7.1 The proposal complies with all relevant national and local planning policies, and there are no adverse impacts associated with the scheme.

7.2 We therefore respectfully request that this application be granted without delay and are very happy to provide any additional information if required.