PLANNING STATEMENT

Change of use of land to a mixed use of agricultural and equestrian and the construction of an agricultural and equestrian building with associate storage and a timber welfare building (Retrospective)

Land at
Wet Lane
Mere
Wiltshire
BA12 6BA

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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 support a retrospective application for full planning permission for the change of use of land to an agricultural and equine use and the erection of a building for agricultural and equine use and a timber welfare building on land at Wet Lane, Mere.

1.2 The change of use and the erection of the agricultural and equine building was approved by application reference PL/2022/03331, but there are some differences that require regularisation. The welfare building is required to provide a space for workers and volunteers at this small donkey rescue for shelter, a WC, storing personal belongings or making hot drinks.

1.3 This request is submitted on behalf of the landowner, Mr Craig Bowers who runs Muddy Mule.

1.4 The following information is submitted with this statement:

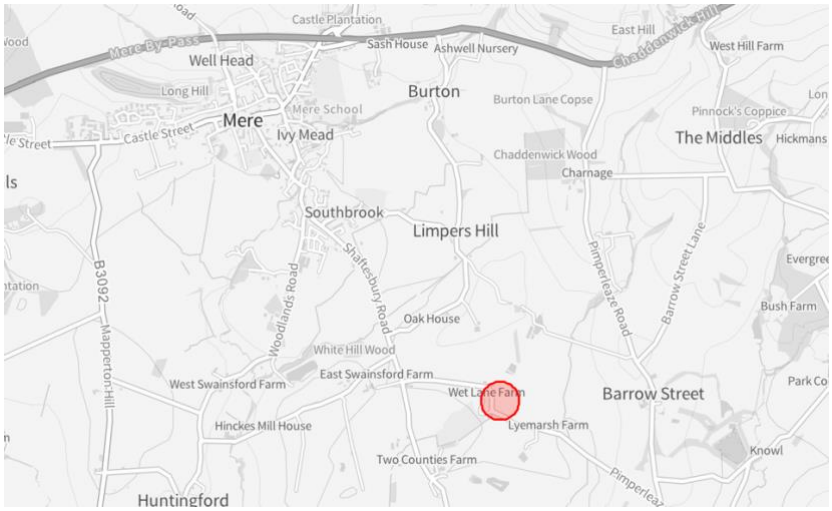
- Application form
- Location plan
- Site plans including access plan
- Floorplans and elevations



Stan, Gemima, Doris and Lucy

2. Site and surroundings

2.1 The application site is part of a small holding of 1.8 hectares located in open countryside on Wet Lane, approximately 2.7km southeast of Mere.

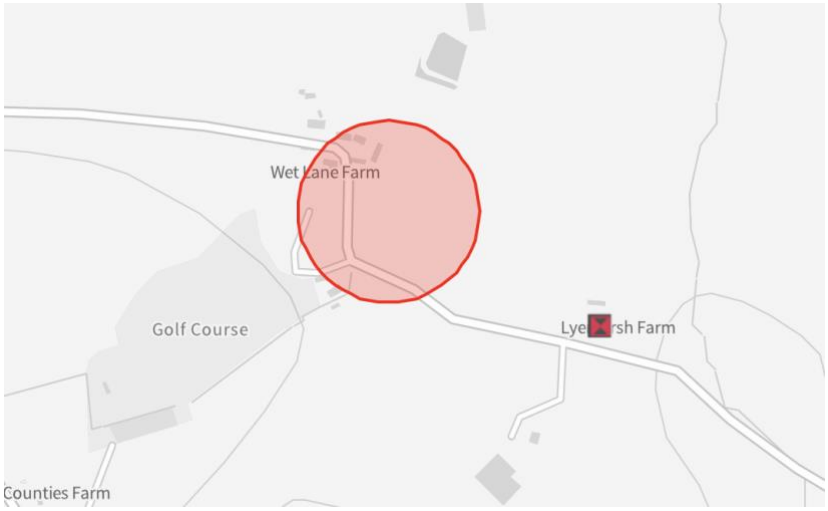


Magic Maps view of the site in relation to Mere

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.

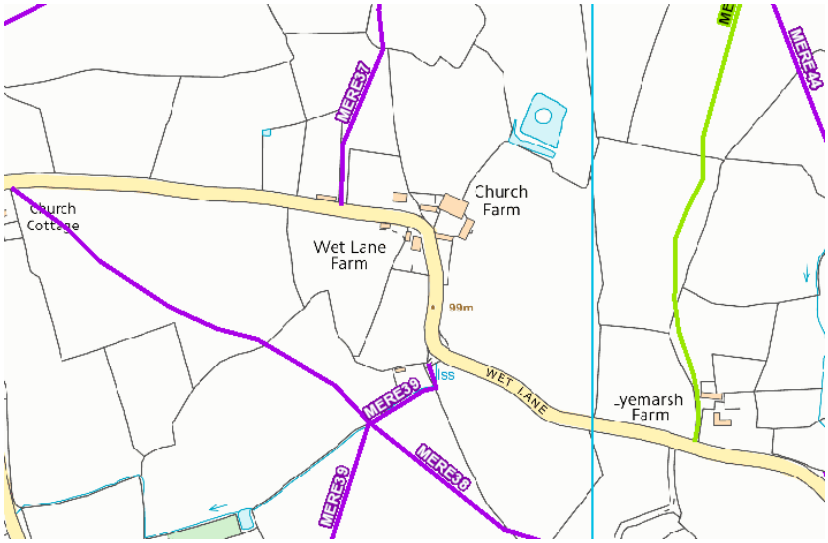
2.3 The site is located to the west of the Cranborne Chase AONB, but there are no special designations that apply to the site.

2.4 Lyemarsh Farm, to the east of the site is Grade II Listed, but there are no heritage assets in the vicinity of the site.



Nearest listed building approximately 300m away

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



Wiltshire Council Rights of Way Explorer

2.6 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 applicant owns a parcel of land here where he runs a private donkey rescue facility. Planning permission was granted in 2022 reference PL/2022/03331 for the change of use of this land to a mixed use of agriculture and equestrian, as well as the construction of an agricultural and equestrian building.

3.2 This application is for the erection of a small timber building to provide a welfare space for employees or volunteers caring for the donkeys.



Existing timber studio

4. Planning History

PL/2022/03331 Change of use of land to a mixed use of agriculture and equestrian and the construction of an agricultural and equestrian building with associated storage. Approved with conditions.

PL/2022/00291	Formation of field access (retrospective). 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
Chapter 12	Achieving well-designed places

Wiltshire Core Strategy – adopted 2015

Core Policy 48	Supporting Rural Life
Core Policy 49	Protection of Rural Services and Community Facilities
Core Policy 51	Landscape
Core Policy 60	Sustainable Transport

6. Planning considerations

6.1 The starting point in the consideration of new development, as set out in the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development. Paragraph 11 of the NPPF requires that a presumption in favour of sustainable development be applied and that development proposals that accord with an up-to-date development plan be approved without delay.

6.2 Muddy Mule is a small not-for-profit enterprise providing care and refuge for 4 donkeys. The sanctuary is a private facility run by the applicant and there is 1 permanent employee who works on site most days.

6.3 The timber cabin is required to support the running of the donkey rescue facility to provide welfare facilities for rural workers on the site. The building is required to provide shelter, a WC and facilities to make hot drinks.

6.4 The studio is pastoral in design and modest in scale. The studio is constructed from the same materials as the existing agricultural building to the south using timber clad walls and features PVC window and door frames and a pitched roof.

7. Landscape impact

7.1 The site is not in any special landscape area and the studio has been tucked into a corner against the western boundary of the site and replaces a previous shed. The studio is not visible from outside the site. The scale of the studio and materials mean it is not visually obtrusive if glimpsed from any nearby public vantage point.

8. Access and parking

8.1 Access is via the existing access permitted by PL/2022/00291. Visibility is good in both directions as shown on the plan submitted.

8.2 Parking is provided by the access for 1 car.

9. Conclusion

9.1 This application seeks to regularise the existing agricultural and equine building and the timber studio is necessary to provide a working space for employees of the donkey rescue.

9.2 We therefore respectfully request that this application be granted without delay and are very happy to provide any additional information, should it be required.