From: Bea Hello
Sent: Wednesday, March 6, 2024 9:12 PM
To: Richardson, Joe <Joe.Richardson@wiltshire.gov.uk>; Developmentmanagement <Developmentmanagement@wiltshire.gov.uk>
Subject: Re: Revised - PL/2023/10288

with attached photos

I object to the revised planning application - PL/2023/10288

1.2 There is 1 local worker that visits the 4 donkeys for an hour in the morning and again in the afternoon.
As they are local there is no need to store personal belongings as they arrive by car. If a hot drink is required, I suggest they take a flask.
The land was given permission to shelter 4 donkeys.
In Mere town there are public toilets available.

3.1 - The applicant has only bought 4 donkeys from an auction, this is not classed as running a private donkey rescue facility.
The planning applications are very confusing as one minute the land is to be used for four donkeys and then it is a donkey sanctuary.

3.2 - as the local worker lives nearby, I do not believe there is any request for welfare space for the employer.
The local worker is only on site for an hour in the morning and again late afternoon.

Relevant planning policy - National Planning Policy Framework 2023

Chapter 2 - Achieving sustainable development - Can Mr Bowers explain how the timber building is relevant to this chapter.
There is no need for a rural worker to have use of a permanent building, they have access to the donkey stable which already has water and electricity.

Chapter 4 - Decision making - applicants to secure developments that will improve the economic, social and environmental conditions of the area. In this planning application this has not been achieved.

Chapter 9 - Promoting sustainable transport - 150 metres from the entrance to the donkey site, there is a blind bend with room only suitable for 1 car - this causes many cars having to back up to let others pass by - more traffic would make this a very dangerous bend. A concern for highway safety has already been pointed out in PL/2022/03331.

Chapter 11 - Making effective use of land - I do not feel that having an office or a place for volunteers is making effective use of land. There is no requirement for there to be two buildings on the land.

Chapter 12 - Achieving well-designed places - property can been seen from the road and during the dark nights the lights can be seen from afar. Please see attached photos.

Wiltshire Core Strategy – adopted 2015
Core Policy 48 Supporting Rural Life

It supports the following
• Protecting the countryside and maintaining its local distinctiveness.
• Supporting the sensitive reuse of built assets to help meet local needs.
• Supporting improved access between places and to services; and
• Supporting the community in taking ownership of local services.
Mr Bowers planning request does not qualify any of the above points.

Core Policy 49 Protection of Rural Services and Community Facilities
The office building planning request is not a rural service or a community facility.

Core Policy 51 Landscape
There was not a previous shed on this land - if Mr Bowers says there was, please can he provide proof.
- tree's were taken down to build the new office - was there permission to fell the trees?

Core Policy 60 Sustainable Transport - The council will use its planning and transport powers to help reduce the need to travel particularly by private car
- Mr Bowers uses his car, and others will need to do the same to visit the site as there is no local transport.

6.1 - Paragraph 11 of the NPPF - I do not feel that having an office or a place for volunteers, is making effective use of land.

6.3 -There is already a donkey stable (35% bigger than stated on the application) which is large enough to store personal belongings and it would be possible to make adjustments to be able to make a hot drink. Better still, hot drinks can be taken to site by flask.

6.4 - There is no requirement for two buildings.

7.1 - The building is visible from the road and when the lights are on during the dark nights the building can be seen from afar, as the building is on higher land.

8.2 - There is plenty of room to park a car next to the donkey stables. There is no specific reason to have a specially designed parking area.

In the planning application PL/2022/03331 it was stated - The development hereby permitted shall only be used for the private stabling of donkeys and the storage - and shall at no time be used for any commercial purpose whatsoever. No permission was granted for the space of parking cars.

150 metres from the entrance to the donkey site, there is a blind bend with room only suitable for 1 car - this causes many cars having to back up to let others pass by - more traffic would make this a very dangerous bend. A concern for highway safety has already been pointed out in PL/2022/03331.

Conclusion to objections
Mr Bowers already has a large building (donkey stables) on this land, which has water and electricity. There is only 1 person who goes to site to attend to the donkeys in the morning for an hour and then again later in the afternoon.
There is no requirement for there to be two buildings on this site.
Please can it be explained

1.why was Mr Bowers allowed to continue to build another building on the land before approval for the 1st building
2.build a parking area for cars to park, when planning permission has not been approved.
3.build a stable for the four donkeys 35% bigger than on the application
4.change of use - from a shelter for four donkeys to a donkey sanctuary
5.I see that it has not been mentioned that behind a small hill at the far end of the land, Mr Bowers has placed a number of full-sized shipping containers as well as two stables.

Please can it be explained how Mr Bowers has been able to go ahead and build two buildings, build a driveway and a parking area for a number of cars when nothing has been approved. Now we are all receiving so many letters with changes being made which is making it very hard to know what we are being asked to approve or not approve.

There a number of documents for PL/2023/10288 planning application, and a number of documents for each of the following dates
7 Dec 2023
28 Nov 2023
25 Jan 2024
21 Feb 2024
27 Feb 2024

I find it hard to believe all these documents in one planning application is unreasonable and feel everything possible is being done to try and cause confusion.

Regards
Miss Dore











