Corsham
TOWN COUNCIL

Town Hall, High Street, Corsham, Wiltshire SN13 0EZ
Tel: 01249 702130 Email: towncouncil@corsham.gov.uk www.corsham.gov.uk
Chair: Councillor Helen Belcher OBE Chief Executive: David J Martin

Our Ref: KMG/DJM/Appeals

9 April 2024

The Planning Inspectorate
Room 3C,
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Sir or Madam

Planning Inspectorate Reference: APP/Y3940/W/23/3334589

APPELLANTS NAME:	Mr Ross Tunbridge
APPEAL SITE:	Ridgefield Farm, Green Road, The Ridge, Corsham, Wilts SN13 9PW
PROPOSED DEVELOPMENT:	Commercial use of former agricultural buildings (Retrospective)

Corsham Town Council would like to re-iterate its objections to the commercial use of former agricultural buildings at Ridgefield Farm.

The application was considered by Corsham Town Council on 13 July 2023. Decision - Resolved: to recommend refusal of the application on the grounds that:

i) The proposal is in an unsuitable location being serviced by narrow lanes which are unadopted; an increase in traffic caused by the proposal would exacerbate existing flooding problems by Monks Lane Pond and concern that the site is becoming a mini-industrial estate;

ii) The application is contrary to Core Policy 48 of the Wiltshire Core Strategy which supports the conversion and re-use of rural buildings where it satisfies a number of criteria. This intensification of use would be

contrary to criteria ii) '…The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and iii) 'the building can be served by adequate access and infrastructure…' due to its access being via an unadopted road and vehicles having to travel down a lane which often floods therefore making it an unsuitable location.

The Town Council supports the refusal of the application by Wiltshire Council.

The Town Council respectfully requests that the inspector dismiss the appeal.

Yours faithfully



David Martin
Chief Executive

For further information about how Corsham Town Council uses your personal data, including your rights as a data subject, please see our privacy policy: https://www.corsham.gov.uk/information/policies.php

From: Tina Ellis
Sent: Thursday, March 28, 2024 11:01 AM
To: NEW West 2 <west2@planninginspectorate.gov.uk>
Subject: Fw: Notification of Planning Appeal - PL/2023/05206 - Ridgefield Farm, Green Road, The Ridge, Corsham, Wilts, SN13 9PW (3334589)

Good Morning

With regards to the appeal on the above planning application, I submitted my objections on the original application and these still stand however things have progressed and I would also like to add the following for consideration.

1. With increased frequency and volume of heavy rainfall this is increasing the flooding of the lane at the bend and junction of The Ridge and Green Road. There are 2 listed properties on the bend which are now being damaged by the continuous damp caused by the wash from vehicles driving through the flood water. The problem is now with English Heritage and the Listed Properties association, who will in due course are contacting Wiltshire Council conservation department with regards their obligation to safeguard historic buildings. The larger the vehicles going through the flood the bigger the wash, the more damp and damage caused.

2. There is existing commercial traffic of Sovereign Damp, it's employees and associated business already using Monks Lane, Green Road and the connecting area. At present there are approximately 3 employees travelling to Ridgefield Farm daily x 2 (in the morning and them out in the evening) they collect Sovereign Damp commercial vehicles and go about the business of the day. During the day approx 10 -15 Sovereign Damp commercial vehicles will enter and exit Ridgefield Farm via either The Ridge or Monks Lane.

3. The owner of Ridgefield Farm has extend his business to include Christmas Trees, this has already increased commercial traffic during December to not only weekdays but weekends as well.

4. To service the commercial activities at Ridgefield farm we are now occasionally getting articulated lorries using The Ridge and Green Road.

With regards to commercial vehicles using Monks Lane, when the mine was given permission to re open the access was restricted to that from Silver Street only so no commercial traffic came via the top of Monks Lane.

The local roads and conditions to not lend themselves to anymore commercial traffic.

I have attached photos of recent flooding, 5 times this year so far, to which Wiltshire council do not attend to clear for days at a time and sometimes not at all. This is the flood water that vehicles accessing Green Road either via The Ridge or Monks Lane must drive through. More commercial vehicles will cause more damage to housing, roads and wildlife in the area.

I fully support the objection to this original application by Corsham Town Council.

Kind Regards
Tina (Monks Lane resident)

Good Morning

With regards to the appeal on the above planning application, I submitted my objections on the original application and these still stand however things have progressed and I would also like to add the following for consideration.

1. With increased frequency and volume of heavy rainfall this is increasing the flooding of the lane at the bend and junction of The Ridge and Green Road. There are 2 listed properties on the bend which are now being damaged by the continuous damp caused by the wash from vehicles driving through the flood water. The problem is now with English Heritage and the Listed Properties association, who will in due course be contacting Wiltshire Council conservation department with regards their obligation to safeguard historic buildings. The larger the vehicles going through the flood the bigger the wash, the more damp and damage caused.

2. There is existing commercial traffic of Sovereign Damp, it's employees and associated business already using Monks Lane, Green Road and the connecting area. At present there are approximately 3 employees travelling to Ridgefield Farm daily x 2 (in the morning and them out in the evening) they collect Sovereign Damp commercial vehicles and go about the business of the day. During the day approx 10 -15 Sovereign Damp commercial vehicles will enter and exit Ridgefield Farm via either The Ridge or Monks Lane.

3. The owner of Ridgefield Farm has extend his business to include Christmas Trees, this has already increased commercial traffic during December to not only weekdays but weekends as well.

4. To service the commercial activities at Ridgefield farm we are now occasionally getting articulated lorries using The Ridge and Green Road.

With regards to commercial vehicles using Monks Lane, when the mine was given permission to re open the access was restricted to that from Silver Street only so no commercial traffic came via the top of monks lane.

The local roads and conditions to not lend themselves to anymore commercial traffic.

I have attached photos of recent flooding, 5 times this year so far, to which Wiltshire council do not attend to clear for days at a time and sometimes not at all. This is the flood water that vehicles accessing Green Road either via The Ridge or Monks Lane must drive through. More commercial vehicles will cause more damage to housing, roads and wildlife in the area.






HIRE CONCRETE
01380
725 725
PREDATOR
WILTSHIRE
CONCRETE



From: Earl of Warwick
Sent: Saturday, March 23, 2024 3:14 AM
To: NEW West 2 <west2@planninginspectorate.gov.uk>
Subject: PL/2023/05206 - Ridgefield Farm, Green Road, The Ridge, Corsham, Wilts, SN13 9PW (3334589)

Dear Planning Officer

I am the son of Mrs Thomson Jones who resides at Monks Park House, one of the properties neighbouring the appellant. I am the holder of a living will registered with the office of guardians (attached). Because of age and infirmity Mrs Jones is unable to write to you directly but I have talked to her about the appeal and I herein set out her views.

Mrs Jones property is immediately adjacent to the property of the appellant at Ridgefield Farm, Green Road, The Ridge, Corsham, Wilts, SN13 9PW.

Mrs Jones believes that the decision made by planning officers was a sensible balanced one. At risk of being repetitious and telling officers things they already know we set out our objections and reiterate our support for the council's decision. The reason for this email is to demonstrate our ongoing support for council and to reaffirm our belief that the application remains flawed and unsuitable.

- The original planning consent was given to Ridgefield Farm for agricultural/residential purposes had it been other then neighbours would have objected at that time.
- The fact that a neighbouring builder at the end of Green Road has rights to use an area for materials storage does not set a precedent for commercial use but is evidence that access and infrastructure is already stressed.
- Access to the appellants property is via Green Road. To reach Green Road traffic must use Monk's Lane or Brockleaze, neither of which are suitable for commercial traffic.
- Presently when agricultural vehicles and machinery use Brockleaze or Monk's Lane it is both dangerous and difficult for oncoming vehicles to proceed, often necessitating lengthy driving in reverse. It is also dangerous because the windy tree-lined nature of the roads affects visibility.
- Neighbouring residents accept the necessity of farm machinery as it is a historic usage and an unavoidable necessity. Further farmers are local community members and display courtesy and care particularly to the elderly (like my mother) who have difficulty and anxiety in long distance reversing. Regrettably the same can not be said about the few delivery vehicles that use these roads.
- An increase in commercial traffic along roads profoundly unsuited to it would be both dangerous and negatively impact the life of residents. In particular those that live in listed buildings that for historic reasons are built with no set back. For example the cottages built at the junction of Monks Lane, Brockleaze and Green Road.
- Allowing the change of use of agricultural buildings to commercial use is contrary to the broad policy of the council. Policy is to ensure that commercial activity takes place in locations fit for purpose. To put matters into a local context - it means locations such as Bumper's Farm Estate or Leafield Estate and NOT in green fields or on Green Road.
- There are instances where agricultural buildings are changed to other uses because they are no longer fit for purpose. When taking into considerations such matters as animal welfare, the size of modern machinery or even simply best agricultural practice. In these instances where there are heritage and architectural considerations, which mean that a building could not be saved unless the use is

changed, then there is broad community support for the change. At Ridgefield Farm this is not the case.

- The buildings at Ridgefield Farm (excluding the residence) are Poly Tunnels, a Mobile Home, A modern only recently constructed Cow Shed. None of the buildings have any architectural or heritage value whatsoever. Allowing their conversion to commercial use sets a dangerous precedent that encourages future malfeasance. A developer need only raise cheap ugly builds for a purported agricultural purpose and thereafter apply for a change of use. This makes a mockery of the council's worthy endeavors to protect the landscape.

I would like to thank planning officers for the process they manage that allows residents to make their views known. I would also like to thank council officers for their robust rejection of the initial application and hope they are equally robust in resisting the appeal.

Regards

Guy Warwick