

PL/2025/06872: The Old Vicarage, Homington Road, Coombe Bissett

Response from Coombe Bissett Parish Council.

The proposal to redevelop the site of the Old Vicarage in Coombe Bissett was discussed at the CBPC meeting held on the 9th September 2025. It followed a presentation by Mr R Greenwood from Benchmark Development Ltd. Who attended the meeting on behalf of his clients to share the plans for proposed development of the Old Vicarage site.

There were issues which had been raised by various organisations and which the council duly considered.

The first was in relation to concerns about the Heritage status of the Old Vicarage as a building, given the proposal to demolish the existing structure and replace it with a new substantive house. There is disagreement between the applicant's expert report and the Wiltshire Council Conservation Officer on the heritage value of the property. It is not of a style typical of other heritage buildings in the village and is not listed. It has over many years been altered and had additions in a variety of styles. The main concern of the PC is the dilapidated state of the current building and the need for a long term solution to this issue. It is our *opinion* that there is no heritage status to the existing building

The second was a concern about potential damage to mature trees on the site during building. The representative from Benchmark Development Ltd. provided a detailed plan of action to protect the trees on the site and to minimise damage to root structures. The PC were satisfied that the proposed plans would provide protection and accepted that any future works on the site (for renovation of the existing building for example) would have to have mitigation for potential arboreal damage.

The third was the size, type and style of the proposal. The draft Neighbourhood Plan which is now at the regulation 18 Stage identifies a need for additional 2 and 3 bedroom properties and also identifies this plot as a potential development site to contribute to this requirement. This application does not meet this need as it proposes a new structure on a similar scale to the one it replaces. The style of Neo-Georgian does not reflect the vernacular as described in the Neighbourhood Plan's Design Guide. However the village has a wide range of styles which have been built in recent years and so it was felt that this was not a reason to object to the development. It was also noted that the new house would not be visible from the road, protected by trees and hedges.

There were a number of local residents with properties close to the new development at the meeting and all were supportive of the plans.

Given the comments above, the Parish Council supports this planning application.