

Our ref; SA/Cornish/COU/1

10th December 2025

Planning Services,
Wiltshire Council,
County Hall,
Bythesea Rd,
Trowbridge,
BA14 8JN

Willis & Co.

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Dear Sir,

**Town and Country Planning Act 1990
Planning Application for the change of use of land and building for
storage (Class B8 use) and Light Industrial uses (Class E (g) (iii)
use) (Retrospective) including excavation works, an on-site bund,
parking, landscaping and external storage on land at Knoll Farm,
Norton Ferris, Warminster, BA12 7FG**

Our client, Mr R. Cornish of Westcorn Environ Waste Ltd., instructs us to submit this enclosed full planning application for the above development on land at Knoll Farm, Norton Ferris, Warminster. Please find enclosed:

- The completed application form and certificates;
- The Design and Access Statement (this letter);
- The location plan at a scale of 1:1,250 numbered RC-JH-01;
- The site plan numbered RC-JH-02;
- The plans and elevations of the building as existing numbered RC-JH-03;
- The plans and elevations of the building as proposed numbered RC-JH-04;
- The section plan numbered RC-JH-05;
- Details of planting for new sections of hedgerow;
- Details of the Business prepared by the applicant;
- A flood risk review and drainage strategy prepared by SDS Consulting, dated December 2025;
- E-mail from Skye Holiday Cottages dated 18th October 2025 and reviews from customers;
- ABP Registration Document and a Certificate of Registration under Waste (England and Wales) Regulations 2011 from the Environment Agency;
- A letter of support; and
- The relevant application fee of £578 payable to the Council (already paid).

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1.0 Background and Description of the site

- 1.1 Willis & Co. are instructed by Mr R. Cornish to prepare and submit this full planning application for (part retrospective) the change of use of the land and building for storage (Class B8 use and light industrial (Class E (g) (iii) use) uses at the above site.
- 1.2 The application involves the part retrospective conversion of the redundant rural building and associated works, found to the north-east of the application site. It is part retrospective as the bunds have been created around the site, part of the land has been excavated and the applicant has been using the north-western part of the building for the proposed storage use for around 2 years with no complaints having been received. The proposals do not involve the creation of any new buildings or extensions to the existing building. There will be minimal internal alterations to create the different units.
- 1.3 The bunds found outside of the land edged in red (to the north of the site) will be removed by the applicant.
- 1.4 The highway (B3092) immediately to the north of the site has been prone to flooding in the past. This issue was created by Wiltshire Council when they undertook highway work; it was not the applicant's responsibility. In order to relieve any issues of flooding on the site, the applicant lowered the land levels on areas of the application site and they also created a land drain and excavated the ditches. This has already been undertaken.
- 1.5 To expand on this point, the land was excavated and is being refilled with a more suitable material (hardcore/clean stone) to aid with drainage. The installation of pipes has also been carried out while the ground is/was excavated and is being refilled with clean stone all of which will aid drainage. Once complete, the only part of the site which will show extended excavations will be the area between the north of the barn and the B3092.
- 1.6 Part of the building will continue to be used for storage by the applicants with the other part used by third parties (to be rented) for a light industrial purpose. The exact use of the building for light industrial purposes is not known at this stage as it will be rented to third parties. There will also be some external storage areas as shown on the enclosed site plan.
- 1.7 The applicants initially rented the site from August 2019 before purchasing it in March 2020.

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- 1.8 The applicant's business is the haulage of animal by-products. The items are not regularly stored on the site with the empty containers and vehicles (vans, private cars and HGVs) being found on the site in between jobs and assignments. The loaded lorries are occasionally found on the site but only to allow the driver to have a rest when their hours have expired. Nothing is removed from the lorries and DEFRA are aware of this and, importantly, are fine with that arrangement. The applicant has prepared a separate document that details the business. This will not be repeated but should be referred to by the officers.
- 1.9 The business is listed in relation to remediation activities and other waste management services. This will continue on the site but the building that is the subject of this application, along with the associated outside space, will be used for general storage by the applicant and for light industrial uses and also by third parties.
- 1.10 There will, very occasionally (and subject to APHA approval and regulations), be a transfer of waste/animal by-products from one trailer to another. A trailer will be left on the site and then the product within the trailer will be moved into another trailer before leaving the site on a lorry. This will happen rarely but the applicant considered it worthy of note. This operation will fall under the uses of the site proposed as part of this application submission. Westcorn Environ Waste Ltd is a closely monitored and regulated company that has been operating since 2007. They have built up relationships with major companies and organisations and undertake a lot of projects for many LPAs (Wiltshire, Somerset, Dorset) as well as government bodies such as DEFRA. The company has maintained full compliance with all applicable regulatory requirements and has not been subject to any breach. We refer the officer to the details of the business found within the enclosed separate document.
- 1.11 The site is provided with a private safe point of access from the B3092, with excellent visibility splays in both directions when leaving the site. All vehicles can currently park and turn clear of the highway to leave in a forward gear. At least 2no. vehicles can pass one another on the established apron provided at the access.
- 1.9 The application building is a single storey portal steel framed building which is divided into 7no. bays; with each end bay being open. The building is not currently required by the applicant for its agricultural use and is therefore redundant and this application offers an ideal opportunity for the site and building to be used for the proposed uses.

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- 1.10 The building is built from blockwork and corrugated steel walls and a grey fibre cement sheet roof.
- 1.12 The site is relatively flat and is not found within a flood plain; it is found within Flood Zone 1.
- 1.13 The site is found within the Salisbury Plain and West Wiltshire Downs National Character Area and Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The submission has been prepared with this in mind and to ensure that the proposal does not adversely impact on the setting of the AONB, a National Landscape.
- 1.14 Whilst this application involves the retention of a bund as shown on the site plan, the bunds found further to the north of the site will be removed.

2.0 Description of the proposed development

- 2.1 It is the intention of the applicant to use the land and building, within the red line, for storage and light industrial purposes.
- 2.2 The site is used in conjunction with the applicant's business and they would like to use the building found to the north-east end of the site for a Class B8 storage use (Unit 1 and 2 on the proposed plans and elevations) and E (g) (iii) (light industrial) uses (Units 3 - 5 on the proposed plans and elevations).
- 2.3 The applicant's business does not involve the processing of any animal product. Full details of the business have been provided by the applicant and these are enclosed as a separate document to which I refer the officer.
- 2.4 The applicants will use the general storage element of the building to store lorries, trailers and other equipment associated with their business with the option for third parties to potentially use it in the future. It will also provide a workshop to maintain the HGVs as and when required.
- 2.5 The remaining light industrial element is to be rented out to third parties.
- 2.6 There are ample on-site parking and turning areas found on the site that have been used in conjunction with the previous agricultural use of the site and for the applicant's HGVs. These areas will remain available to the front of the building. The existing on-site access track will also be extended to the rear of the building.

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- 2.7 The 7no. bay building, the subject of this application, is a single storey portal steel framed building that measures 42m x 24m providing a gross floor area of approximately 1,008sq.m. It measures 3.4m to the eaves and 6.85m to the ridge.
- 2.8 The dimensions of the building will remain as existing and it will not be extended upwards or outwards in any way with the only works being the closing up of the south end elevation and the internal partitioning within the building as shown on the proposed plans.
- 2.9 The storage element will be created in the northern end of the building and is labelled as Unit 1 and 2. This will be used by the applicant to store items; lorries, trailers and general equipment; in connection with their business as well as a workshop to maintain HGVs as required.
- 2.10 A modest area for external storage will be provided externally as shown within the red line on the site plan. This will be used when required but the applicant would like the option to store items externally. Items stored here will be no more than 3m in height. Whilst the exact items to be stored externally cannot be confirmed at this stage it is likely that the following items, or similar, will be stored externally. You will agree that they are not excessive of overbearing items.

Storage containers:

- The applicants use a variety of different storage containers examples of which are 4-wheeled metal and plastic bins, wheelie bins/dolavs containers/bread type trays/pallets etc. (the bins are usually non stackable but dolavs/trays can be stacked). They are modest in size and moveable structures. They would be stored in the storage containers;
- Spare parts for bins will be stored in the containers such as spare wheels/lids/hinges/axles etc.; and
- Since 2020, the applicant has been stacking the dolavs containers at 6 units high (with no complaints) as they are out of view from the main road.

Examples of the above are seen in these photographs:

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Bread trays - try to store these inside but may have to be outside occasionally



Pallets and Bins



Current Storage of dolavs



Inside of a ABP collection vehicle

Plant & equipment:

- A telehandler/tractor may have to be stored outside from time to time but this would be rarely and it will be intended for these to be inside;
- Attachments for tractors/telehandler, for example, forks/bale spikes/rotators (for emptying dolavs) harrows etc. Would be found on the site. This happened historically due to the site being a former piggery; an agricultural use;

Trailers

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- The applicant also uses trailers (flat/winch type and plant type) that they tow behind some vehicles (3500Kg); and
 - They currently have 3no. Trailers.
- 2.11 No animal by-product material will be stored outside (in accordance with ABP regulations). This will always be stored inside the units within a trailer/container or in fridges/containerised.
- 2.12 The proposed yard is surrounded by existing buildings up to 6M in height, including a very large Permstore Slurry store system which is located towards & in full view of the B3092, again providing concealment of any materials stored in this area.
- 2.13 The applicant has ensured that the external storage will occur to the south-west of the building and be limited in height so that this element will not have any adverse impact on the surrounding AONB. The position of the modest external storage area will be well-related to the building on and around the site and the applicant will retain the existing established vegetation and planting along the more southerly boundary to further minimise views in and out of the site from this direction which will help to preserve the setting of the AONB. New planting will be planted along the eastern boundary to further preserve the setting of the AONB and minimise views of the site to the building, which currently exists on the site.
- 2.14 The light industrial uses will be found towards the southern end of the building which will be separated into 3no. units; Unit 3, 4 and 5. It is envisaged that these three units will be let out to third parties.
- 2.15 In terms of dimensions of each unit:
- Unit 1 = 18m x 12m to provide a floor area of 216 sq.m;
 - Unit 2 = 18m x 12m to provide a floor area of 216 sq.m;
 - Unit 3 = 12m x 24m to provide a floor area of 288 sq.m;
 - Unit 4 = 12m x 12m to provide a floor area of 144sq.m; and
 - Unit 5 = 12m x 12m to provide a floor area of 144sq.m
- 2.16 In the main, the building will remain of a similar appearance to that found at present with the materials being refreshed as needed, the openings being filled with roller doors, the north-west end elevation being enclosed but provided with 4no. roller shutter doors, and openings being provided to the east and west elevations. The details of the building are shown on the proposed plan and elevation numbered RC-JH-04.
- 2.17 The building will remain to be built from concrete blockwork walls with corrugated steel sheeting above with a pitched roof that will remain to be made from fibre cement sheet.

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- 2.18 By ensuring that the appearance is similar to that found at present, it means that the building will retain its agricultural/rural appearance and remain in keeping with the character and appearance of the surrounding area and preserve the views of the site from the public realm which will preserve the setting of the AONB.
- 2.19 This application only concerns the change of use of the land and buildings into a storage and light industrial use with only a few modest alterations to the building being a requirement. No new structures or extensions will be built.
- 2.20 We consider that the storage use of the land and building and industrial use of the building, in this location, accords with the relevant national and local planning policies which will be discussed below.
- 2.21 There are 3no. dwellings found in the vicinity of the application site being Downs View which is approximately 128m of the building, Knoll Farmhouse which is approximately 141m to the east of the building and The Highlands which is located approximately 216m to the east of the building.
- 2.22 The applicants own both Downs View and Knoll Farmhouse. Downs View is a holiday let and, considering the applicant already use the site for the HGVs in relation to the business, the applicants have not had any complaints from those using the holiday lets and the bookings already made for months in advance. A letter from the letting agent to confirm this is enclosed. If there were an unacceptable level of odour, light or noise created by the site, this holiday let would not be successful.
- 2.23 In regard to The Highlands, this is found at the north-eastern end of a large commercial premises that manufactures, stores and transports GRC Promenade tiles. Not only are the large commercial buildings found in between the application site and the dwelling at The Highlands but we consider that the impact of the commercial buildings on this site would impact the levels of amenity experienced by the occupants of The Highlands far more than the application site. This site will already experience transport movements by larger vehicles and HGVs to and from the site with the manufacturing of the tiles creating a certain level of odour and noise.
- 2.24 By reading the Government definition of light industrial from the GPDO; *"any industrial process, being a use which can be carried out*

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in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit."; it is clear that this proposal is suitable in this location.

- 2.25 Subject to the full planning approval of this application, the applicant intends to create a grass verge alongside the carriageway, a re-instated hedge with a post and rail fence behind to accompany the bank/bund which will be planted with grass. A hedgerow will also be planted to the north-eastern boundary to minimise views of the site from the surrounding area and to preserve the setting of the AONB. The details are shown on the enclosed section and site plans.
- 2.26 We have enclosed the details of planting for new sections of hedgerow and we refer the offer to this document. This document will be adhered to and, if required, this can be discussed and agreed during the determination process.
- 2.27 The applicant informs us that a hedge was originally found along this boundary but was removed by Wiltshire Council (WC) when they undertook works to the road. WC were to replace this hedge but, to date, the hedge has not ever been replaced. The applicant invites a discussion in relation to the hedge during the determination process and in regard to WC being involved in the re-planting.
- 2.28 A post and rail fence will be created behind the re-instated hedgerow as shown on the section plan and this planting and bund will be created to support the road and to ensure that the proposals will improve the appearance of the site and the surrounding area in general by minimising the views in and out of the site from the public realm, specifically from the northern side of the site on and past the B3092. It will also act as a noise barrier. A hedgerow will also be planted along the eastern boundary of the application site for the same reasons.

3.0 Planning Policy

3.1 Relevant National Policy Guidance

- 3.2 We consider that paragraphs 88 and 116 of the National Planning Policy Framework, updated December 2024, are relevant in this instance.
- 3.3 **Paragraph 88** of the NPPF sets out national guidance in respect to supporting the rural economy, and states:

"Planning policies and decisions should enable:

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a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;"

- 3.4 This paragraph supports rural enterprises such as that being proposed. The proposed storage and light industrial use of the redundant rural building will support the rural business, help towards its potential growth and provide employment opportunities.
- 3.5 **Paragraph 116** states that *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*
- 3.6 The development, certainly when compared to the existing use of the site, will not have an unacceptable severe impact on highway safety with traffic movements to and from the site being similar. The neighbouring property, Highlands, cause daily traffic disruption due to receiving multiple HGV's visits per day.
- 3.7 **Paragraph 189** suggest that great weight *"should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues."*
- 3.8 **Paragraph 190** then goes on to say that when considering application in National Landscapes should take into include an assessment of the need for the development upon the local economy and any detrimental effect on the environment. The proposals will re-use the redundant agricultural building and provide an employment use which will support the local economy.
- 3.9 The application has taken into account the impact on the surrounding AONB; a National Landscape. The proposals do not involve the erection of any new building(s) and the existing building is not to be extended on any way. The submission, in the main, involves a change of use from an agricultural use to a storage and light industrial use which will have a positive impact on the local economy. The applicant also understands the importance of landscaping and has, in the submission, shown that planting will occur along the eastern boundary, with the existing established vegetation to the southern boundary remaining, to minimise views in and out of the site and to the building and external storage areas from the AONB.

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3.10 Relevant Local Policy Guidance.

3.11 *Wiltshire Core Strategy adopted January 2015.*

3.12 We consider that paragraphs 5.112 and 6.68 and Core Policy 48 are relevant to this application.

3.13 ***"5.112...the Core Strategy seeks to deliver 29 ha of employment land based on B1, B2 and B8 uses and up to 40,000 sq m gross external area retail and leisure floorspace..."***

Comment: The proposed Class B8 and Class B2 and E (g) (iii) use of the land and buildings helps to provide the much needed employment land (Class B8 storage and Class E (g) (iii) light industrial uses) within an existing building as listed in this paragraph of the Core Strategy.

3.14 ***6.68 Proposals to convert or re-use buildings for employment [my underlining], tourism or residential uses, community uses, meeting rooms or places of worship will need to fulfil the requirements set out in Core Policy 48. Proposals must not lead to subsequent applications for replacement buildings elsewhere. It is recognised that the insensitive re-use of rural buildings can be damaging to the character of the building and its rural setting. Furthermore, additions and extensions should normally be avoided.***

Comment: The proposed re-use of the existing land and building for employment purposes will meet the requirements of Core Policy 48 as set out below. The development will not involve the replacement or extensions of the building.

3.15 **Core Policy 34 - Additional employment land (summary)**

This policy supports rural employment and the economic development of Wiltshire where proposals are compatible with landscape and environmental designations and they do not affect nearby buildings and the surrounding area or detract from the amenity of residential land uses. From reading the contents of this submission we consider that the proposals accord with this policy. There are not any nearby buildings that are impacted upon and, for reasons discussed in this statement, the proposals cannot be considered to impact residential amenity. The application respects the setting of the National Landscape with the applicant undertaking planting around the boundaries of the site to preserve the setting of the AONB by minimising views into the site from all directions.

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3.16 Core Policy 48 - Supporting rural life (Inter Alia):

Conversion and re-use of rural buildings Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.

Comment: The building is structurally sound and capable of the proposed uses. There will be no need for any significant re-building or extension/modification of the building; apart for closing the open south elevation meaning that the re-use will occur within the structure and on the land as found at present.

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.

Comment: The building will, in the main, remain as found at present meaning that the proposals will preserve the character and appearance of the surrounding landscape. If anything a planning permission will allow the appearance of the building to be significantly improved which will, in fact, enhance the character and appearance of the site.

The proposals intend to create a grass verge alongside the carriageway, a re-instated hedge with post and rail fence behind and a bank/bund, to be planted with grass. A hedgerow will also be planted to the eastern boundary behind the building. The details are shown on the enclosed section plan.

This is will be created to support the road and to ensure that the proposals will improve the appearance of the site and the surrounding area in general and minimise views in and out of the site from the public realm, specifically from the northern side of the site on and past the B3092. It will also act as a noise barrier.

iii. The building can be served by adequate access and infrastructure.

Comment: The existing access is safe and will remain unaltered. There are excellent visibility splays in both directions when leaving the site as shown on the enclosed location plan.

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Although the existing access is considered to be suitable, if required, the applicant is content to discuss it's upgrading during the application process.

iv. The site has reasonable access to local services.

Comment: This is the case. The site is found some 7.2km (4.5 miles) to the east of Bourton and 8.8 km (5.5 miles) to the north of Burton. It is also well served by the B3092.

3.17 Core Policy 51 - Landscape (Summary)

This policy looks for development to protect, conserve and where possible enhance landscape character, especially AONBs. We consider that the proposals fully adhere to this policy. The past agricultural use of the site as a piggery must be considered and the change of us to a storage and light industrial use we chosen as they have will have a limited impact upon the character and appearance of the surrounding area and will be relatively low-key. The building is already found on the site and the agricultural vehicles previously remained on the site. By undertaken significant landscaping of the site by planting on the northern and eastern boundaries, which are not currently present, it means that whilst the appearance of the site due to the change of use will not significantly change from that found at present it does mean that views in and out of the site will be reduced from that found at present and the impact of the site and building on the AONB and area in general will be minimised. The existing mature vegetation found along the more southerly boundary prevents views into the site and will remain unaltered. We consider that the proposals at least conserve, perhaps enhance, the landscape character and setting of the AONB.

Planning Considerations

4.0 Access

- 4.1 The site is currently accessed from a safe private point of access from the B3092 with another historic point of access being re-opened for tractor access. The access is provided with a wide concrete apron with nothing obstructing the views when entering and leaving the site. There are excellent clear and long views (visibility splays) in both directions when leaving the site. This is shown on the enclosed location plan with a splay of 110m achievable to the south-west and 132m to the north-east when leaving the site.

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- 4.2 All vehicles accessing the site can park and turn on the site which ensures that they park clear of the highway and leave in a forward gear. This proposal will preserve highway safety. An extension to the track found within the site is to be created to allow access to the rear of the building.
- 4.3 The proposed use of the land and buildings will not significantly increase the levels of traffic on the local highways especially when considered against the current approved daily vehicles movements that the site experiences. It was formerly in an agricultural use as a piggery and experienced daily agricultural vehicle movements.
- 4.4 The access, although considered suitable at present can be upgraded if required and the applicant is content to discuss this during the determination process.
- 4.5 The proposed storage element, by its very nature will not have daily vehicle movements to and from the site. Items such as lorries, machinery and equipment (not animal by-products) will be left and stored in the building for prolonged periods of time. This is in line with the movements currently experienced on the site. This will be the case for both the internal and external storage areas, the details of which are discussed in this statement.
- 4.6 In terms of the light industrial use of the building, whilst vehicle movements can be expected by those working in the building, these will not be significant especially, again, when considered in relation to the existing use of the site and the past agricultural use of the building and land.
- 4.7 It is not envisaged that the daily traffic movements will significantly differ from that currently experienced with the existing movements being replaced by those associated with the proposed uses.
- 4.8 The applicants have provided a list of the current daily vehicle movements to and from the site.
- 4.9 These are found in the table below and show that, on average, there are only around 12no. vehicle movements (vans, private cars and HGVs) that occur on a daily basis during the weekdays. This is not a significant amount of vehicle movements.
- 4.10 They do not plan on having many vehicle movements to and from the site on Friday - Sunday; if this does occur it would be minimal.

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CURRENT PLANNED / REGULAR VEHICLE MOVEMENTS									
Day	VEHICLE	08:00		12:00		14:00		16:00	
		IN	OUT	IN	OUT	IN	OUT	IN	OUT
MON	PRIVATE CAR	1					1		
	VAN		1	1	1	1			
	PRIVATE CAR		1	1			1	1	
	VAN		1	1					
TUE	PRIVATE CAR	1					1		
	Lorry		1			1			
	PRIVATE CAR		1	1	1	1			
	VAN		1	1					
	VAN				1	1			
WED	PRIVATE CAR		1		1				
	Lorry		1	1					
	PRIVATE CAR		1	1	1	1			
	Lorry		1	1					
	VAN		1	1					
THUR	PRIVATE CAR		1		1				
	Lorry		1	1					
	Lorry		1	1					
	PRIVATE CAR		1	1	1	1			
	VAN		1	1					
FRI	} NO PLANNED WORK								
SAT									
SUN									

4.11 The proposals are in compliance with paragraph 116 of the NPPF, which will be identified in the policy section below.

5.0 Ecology and Biodiversity Net Gain

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- 5.1 This application involves the, part retrospective, change of use of an existing building without the need to re-build or extend the structure.
- 5.2 The application building is found on a site with no ecological merit; being hardstanding; which means that the development is below the BNG threshold. The application is also part retrospective.
- 5.3 Considering the nature of the development and the site we do not consider that an ecological report or a BNG metric/report is required in this instance.
- 5.4 We note that the applicant intends to plant a hedgerow with a post and rail fence behind along the boundary between the site and the road which not only minimises views in and out of the site but will have an ecological and BNG merit. A hedge was originally found along this boundary but was removed by Wiltshire Council when they undertook works to the road. WC were to replace this hedge but, to date, the hedge has not ever been replaced. A hedgerow will also be planted to the rear of the building.
- 5.5 Despite the building already existing on the site, planting will also occur along the eastern boundary to further minimise views of the buildings.

6.0 Landscaping and Impact on the Area of Outstanding Natural Beauty

- 6.1 The site is found within the Salisbury Plain and West Wiltshire Downs National Character Area and Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB); a special landscape area.
- 6.2 To add to the policy discussion above, the site is not an empty Greenfield site. It was formerly in an agricultural use; it was a piggery; and the applicant has also been using the site for the past couple of years with no adverse impact on the surrounding area.
- 6.3 The main element of this application involves the change if use of the land to a storage and light industrial use with the only additional feature being created being the bund. The excavation works have lowered the land to the north of the building and on-site parking previously occurred in relation to the agricultural use of the land. No new building is proposed as part of this application and the existing building will not be extended in any way.

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- 6.4 The on-site storage and parking areas will be created on existing hardstanding and, in the past, this area has been used for agricultural vehicles to park. It is hidden from view from the public realm as it is found in between existing buildings on the site. In addition, this area has historically been used for agricultural to park and there was once a large external area used as an open manure store as well as areas for animals to move across the site and areas to house the pigs.
- 6.5 The external storage area will be modest in size and allow some flexibility on the site. It will be found to the south west corner of the red line site to ensure that it is not in an isolated position on the site and will not have an adverse impact on the setting of the AONB. It will not be readily available from the public realm.
- 6.6 All items will be stored to a maximum of 3m, which can be controlled by condition to again ensure the external storage area does not impact the setting of the AONB.
- 6.7 In terms of landscaping, the applicants are proposing planting alongside the road (by the bund) and to the east of the building. The existing established vegetation along the southern boundary will remain unaltered. The purpose of this planting is to minimise the views of the building, on-site parking and external storage areas from the public realm and, importantly, from the AONB. This will preserve the character and appearance of the surrounding area and the setting of the AONB.
- 6.8 Whilst the vehicles travelling to and from the site should be considered in terms of the AONB for the reasons discussed in the access section, we do not consider this will be an issue in regard to the impact on the AONB. The vehicles can, of course, travel on the local highways and trips were common to this site considering is agricultural past where large agricultural vehicles regularly visited the site which would have likely created more odour than those vehicles proposed to visit the site.
- 6.9 Also relevant to the AONB is the impact on the dark skies. We have discussed this with the applicant and they have confirmed that they would only require motion sensitive lighting around the building when people or vehicles are to enter the building. The positions of the lighting are shown on the enclosed site plan and all lighting will point downwards. We consider that this will ensure that the lights will only be on for short periods of time and only when the site is being used which, in turn, means that the lights will not be activated late into the night.

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- 6.10 The planting along the eastern boundary will also help to minimise any light spilling into the night skies.

7.0 Drainage

- 7.1 The applicants have instructed a drainage report. I will not repeat the findings of this report but refer the officer to the document.

8.0 Odour

- 8.1 The applicant understands that some third parties may consider that the proposals would create an odour on and around the site but the applicant can assure them that this is not the case.
- 8.2 The details of the business are described in the statement and it shows that there is no processing of the products on the site. The products remain in a trailer and are often frozen. Accompany this with the fact they will not be on-site for prolonged periods of time means that no odour will be created. Please refer to the details of the business. The applicant has photographs of the boxed and frozen products which are found in the separate document which details the business.
- 8.3 The site was a former piggery, an agricultural use that by its nature would have create odours and be accessed by large agricultural vehicles. At times deceased pigs would have been found on the site until they were collected. We consider that the level of odour experienced by the land surrounding the site will have reduced from the previous use.
- 8.4 We also re-iterate that there have not been any complaints received by the Council or directly to the applicant in relation to the use of the site and the applicant has been using the site for his HGVs for animal by-products for the last 2 years. They have been using the north-west part of the building (to become Units 1 and 2 on the plans). There have only been objections in relation to odour due to the fact that the third parties have been made aware of the application being submitted and not having complained themselves over the past couple of years.
- 8.5 Any third parties complaining about odours on highways and settlements further afield are not relevant.
- 8.6 There are 3no. dwellings found within 250m of the site (Downs View, approximately 128m of the building, Knoll Farmhouse, approximately 141m to the east of the building and The Highlands,

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approximately 216m to the east of the building). As mentioned the applicants own Downs View and Knoll farmhouse and The Highlands is not only nearly 1/4 km away from the site but is found on a commercial premises which is provided with numerous large buildings used to manufacture, transport and store tiles. The Highlands is found directly to the north-east of the commercial buildings on the site meaning the application site cannot be seen and the building will only be directly impacted by the commercial buildings it is found next to.

- 8.7 It is important to note the Government definition of light industrial from the GPDO which states *"any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit."* It is clear that the proposed use of the site will accord with this definition and is suitable in this location. On this basis, it should not be necessary to have to submit an odour or a noise survey in this instance. If required, the applicant is happy to discuss this during the determination stage.
- 8.8 When reading the nature of the business in this statement, we consider that it becomes clear that an odour assessment is not a requirement in this instance but, of course, the applicant is happy to discuss this during the determination process if required.
- 8.10 The applicants have enclosed an ABP Registration Document and a Certificate of Registration under Waste (England and Wales) Regulations 2011 from the Environment Agency. If the applicant did not meet the necessary criteria then these licenses would have been/would be revoked.
- 8.11 The applicants appreciate the nature of their work can attract possible odour concerns and whilst we do not consider this will be an issue in this instance, the applicants are happy to park any loaded vehicles in the building to ensure the operations are carried out within an internal controlled environment.
- 8.12 We consider that the use of the building and site will not create unacceptable odour.

9.0 Summary and Conclusion

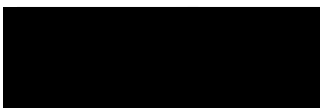
- 9.1 It is clear that this retrospective proposal for the use of the land and building for storage (Class B8) and light industrial (Class E (g) (iii)) uses can be achieved by re-using the existing building without the need of any significant alterations or extensions to the building.

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- 9.2 The proposals preserve the levels of amenity experienced by the surrounding land uses and, with the proposed boundary treatments, will improve the character and appearance of the site and surrounding area.
- 9.3 The site is provided with a suitable and safe point of access and will preserve highway safety.
- 9.4 Recycling will be carried out on the site and the applicants will harvest rainwater in order to wash down the vehicles on the site, as needed.
- 9.5 The use of the land and building is in keeping with the character and appearance of the surrounding area and land uses and supports the growth of the rural business.
- 9.6 The proposals will preserve the setting of the surrounding landscape and AONB with the site being landscaping with suitable boundary planting.
- 9.7 We consider that the use of the site and building will not produce unacceptable odours.
- 9.8 The drainage report enclosed with this submission will be fully adhered to.
- 9.9 The proposals generally accord with the relevant national and local planning policies and this type of development is encouraged in the policies as discussed in this statement.
- 9.10 Finally, it is worth noting that the site has been used daily by Westcorn for its current and proposed use since August 2019 without any antipathy or antagonism from others.

I trust this is clear and please do not hesitate to contact me should you require any further information or clarification.

Yours faithfully,



Stuart Anderson BTP MA MRTPI