

Mere Town Council

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Application No:	PL/2025/09388
Application Type:	Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses
Site Location:	LAND AT BURTON, MERE, WARMINSTER, WILTSHIRE, BA12 6BR
Proposal:	Application for prior approval under Class Q of the GPDO 2015 (as amended), for change of use of agricultural building into 3 no. dwellinghouses (Class C3) with associated operational development.
Planning Register Link:	https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000IAnDB/pl202509388

At a meeting held on Monday, 12th January 2026, the Town Council considered the above application and has the following response to make:

No comment	
Support	
Support subject to conditions	
Object	Yes
No Objections	

Discussion: Members were reminded that Class Q applications are restricted to specific material considerations. The Council discussed the proposal with reference to those criteria, including:

- Transport and highway safety
- Suitability of the access track, which forms part of the Monarch's Way long-distance footpath
- Impact on pedestrians using the route
- Adequacy of bin storage and waste management
- Sewage and drainage arrangements

Members reiterated concerns previously raised, particularly that the access lane is unsuitable to accommodate the additional traffic generated by three dwellings and that the proposal would significantly alter the rural character and safe use of the Monarch's Way.

Decision: Resolved: To object to the application on the same grounds as previously submitted, namely:

1. Unsuitable Access and Highway Safety

- The proposed development would result in additional vehicle movements generated by three dwellings using an access lane that is narrow and not designed for residential traffic, increasing risk to all road users.
- This lane is also part of the Monarch's Way public footpath, and the proposal fails to clearly ensure safe pedestrian access alongside vehicles.

2. Impact on Rural Character and Visual Amenity

- The conversion of agricultural buildings into residential dwellings would result in a noticeable intensification of use in a predominantly rural landscape.
- This change of use, without significant redesign, could alter the character of its surroundings and is not in keeping with the local rural settlement pattern.

3. Insufficient Information on Sewage, Utilities, and Waste Storage

- The application does not provide **clear, demonstrable plans** to handle sewage treatment within acceptable environmental limits for three residential dwellings.
- There is no adequate provision shown to store or access bin collection facilities that will meet operational requirements without negative impact (e.g., bins on highway or blocking path).

Lindsey Wood
Town Clerk

Date: 13th January 2026