

APPLICANT: MR. AND MRS. LEWIS

**SITE AT: 3 HIGH STREET, SEMINGTON, TROWBRIDGE,
WILTSHIRE, BA14 6JR.**

**APPLICATION FOR PLANNING PERMISSION FOR THE
RETENTION OF AN OUTBUILDING AND ITS USE AS A
BEAUTICIAN'S CLINIC.**

**SUPPORTING PLANNING, HERITAGE STATEMENT
AND FLOOD RISK ASSESSMENT.**

Sean Williams BA (Hons), MA, MRTPI.



CONTENTS.

	Page No.
1.0: INTRODUCTION AND PROPOSAL.	3.
2:0 SITE CONTEXT.	4.
3.0 SITE PHOTOS.	6.
4:0 PLANNING HISTORY.	7.
5:0 MATERIAL FALL-BACK POSITION.	8.
6:0 PLANNING ASSESSMENT.	9.
6:0 CONCLUSION.	19.
7:0 APPENDICES.	21.

Sean Williams BA (Hons), MA, MRTPI.



SECTION 1: INTRODUCTION AND PROPOSAL.

1.1 This planning statement has been prepared by Sean Williams, a Chartered Member of the Royal Town Planning Institute (RTPI). I have over twenty years' planning experience including at a strategic level within local government and several years' experience as a planning consultant acting for various architects.

1.2 This statement provides a brief description of the site and its general locality together with details of the proposed development. The statement then goes on to assess the merits of the proposed development having regard to the local and national planning policies and any other material considerations.

1.3 This proposal relates to an application for planning permission for the retention of an outbuilding and the use of the outbuilding as a small-scale home business providing beautician services, which cater for a small number of clients enabling the applicant to work flexibly from home. The business use is specifically designed to serve the local community who do not necessarily wish to travel into adjacent towns for beauty treatment.

1.4 The primary driver in forming the business is the applicant's wish to develop a part-time, work from home lifestyle business, and is intended to serve only a limited number of local clients by the applicant only rather than by any additional employees. Notwithstanding, the scope of the business is in any case restricted by the physical size constraints of the structure, which prevent the growth of the business beyond the size of the structure in any-case.

1.5 The outbuilding itself is a simple, well-designed building that is in keeping with the rural ambience of the garden setting providing a small but pleasant place of work for the applicant. The proposal relates to a modest employment use. While employment generation is limited to the applicant only, the business has already developed a level of support from local residents, as evidenced by the representations included at Appendix A.

1.6 The client base is drawn from the immediate area and is not of a scale which would harm the sustainability of local town or village centres and furthermore given the limited scale is not a business that could operate in a traditional high street environment with the significant costs and commitments involved. Therefore, the proposal seeks to retain a small-scale local service contributing to the rural economy.

1.7 The range of treatments offered primarily relate to aesthetic and nail treatments and the proposed hours of operation are Monday to Friday between the hours of 09:30 and 17:30 and does not operate at weekends or bank holidays, with a maximum of five clients per day. All visits will be pre-booked and only one client will visit the property at any one time.

1.8 To further assist the applicant provides the following 'use table'

Factor	Proposed
Practitioners	1
Clients at any one time	1
Max clients per day	5
Days	Mon–Fri
Employees	None
Signage	None
Deliveries	Occasional delivered to the dwelling.

SECTION 2.0 – SITE CONTEXT.

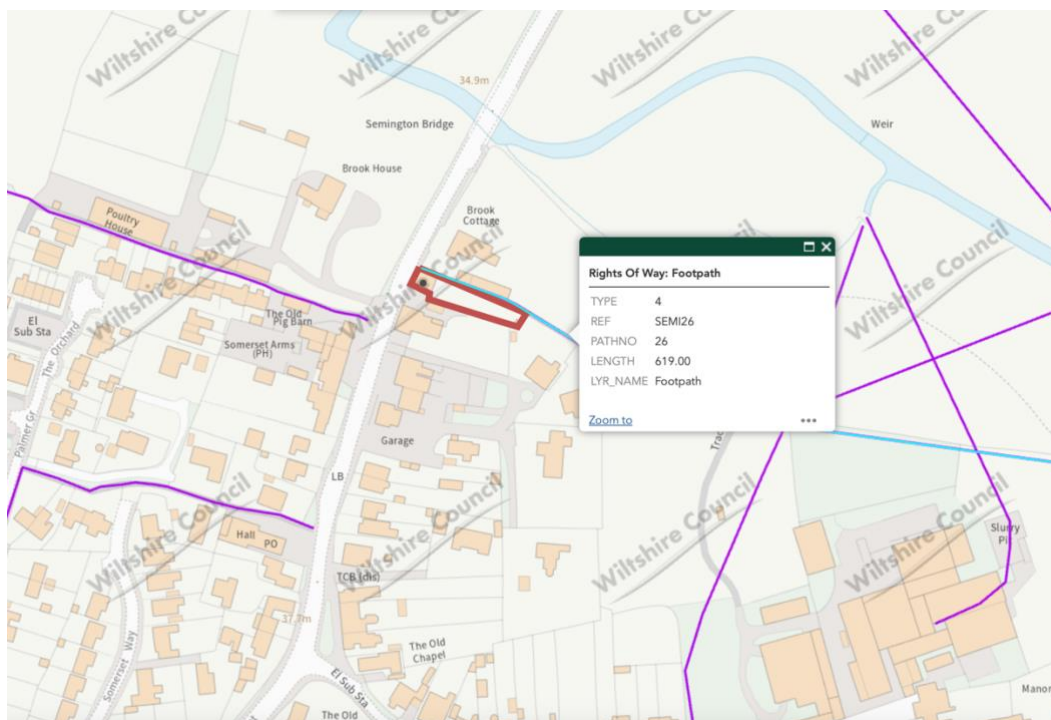
2.1 Semington has an approximate population of 950 residents and is 4 miles north of Trowbridge and 3 miles south of Melksham and is located on the Kennet and Avon Canal, which provides good cycle access to the wider area to Devizes and Bradford on Avon respectively. The application site is located to the north of the village.

2.2 Whilst the site is not within a conservation area there is the grade II listed building, Brook Cottage and associated stable and carriage house north of the application site, as identified below.



Above: Listed buildings shown hatched.

2.3 There are several public rights of way in the locality, and these are identified below.



Above: Public rights of way.

SECTION 3.0 SITE PHOTOS.



Above: Looking north and then south along High Street.



Above: Street scene views of 3 High Street and the relationship between 4 High Street and the proposed timber outbuilding just visible to the rear of 3 High Street.



Above: Brook Cottage and public right of way that provides access to rear of 3 High Street and the beauticians clinic.



Above: Rear access gate and view of outbuilding and dwelling from rear garden.



Above: Images of outbuilding.



Above: Internal views of the outbuilding.

SECTION 4.0 PLANNING HISTORY.

4.1 The property has no relevant planning history.

SECTION 5.0 MATERIAL FALL-BACK POSITION.

5.1 The applicant would like to emphasise that notwithstanding the need for planning permission, of course the applicant could re-position the building, 2 metres from the boundary of the curtilage and the building would be permitted development pursuant to Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

5.2 When assessing whether a fall-back position can be viewed as a material consideration, *Mansell v Tonbridge & Malling BC (2017)*, is the most pertinent case-law. Lindblom LJ confirmed the legal considerations in determining the materiality of a fallback position as a planning judgement were:

- The basic principle is that for a prospect to be a real prospect it does not have to be probable or likely, a possibility will suffice.
- There is no rule of law that, in every case, the “real prospect” will depend, for example, on the site having been allocated for the alternative development in the development plan or planning permission having been granted for that development, or on there being a firm design for the alternative scheme, or on the landowner or developer having said precisely how he would make use of any permitted development rights available to him under the GPDO. In some cases that degree of clarity and commitment may be necessary; in others, not. This will always be a matter for the decision-maker’s planning judgment in the particular circumstances of the case in hand.

5.3 In addition to the above, the applicant would refer to the fact that whilst the application seeks the use of the outbuilding as a business for up to 5 or 6 clients per day this is not reflected as to the current use, which amounts to no more than 5 or 6 clients per week. If the building was indeed permitted development and used at its current level then then this level would not, in our opinion, reach a level that result in a change of use that is material. Nevertheless, in order to future proof the use then planning permission is sought although should the application be refused it is imperative that we highlight the very limited way that the business is currently operating at.

SECTION 6.0 PLANNING ASSESSMENT.

Material planning considerations.

6.1 Section 70 (2) of the Town and Country Planning Act 1990 dictates that planning applications must be determined in accordance with the development plan, in this instance the development plan for the area is the adopted Wiltshire Core Strategy (2015) and the Semington Neighbourhood Plan 2023-2038 (made March 2025), unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF - 2024) is a material consideration in determining planning applications. In addition, Wiltshire Council's Design Guide, was approved for adoption by Council on 20 February and is now a supplementary planning document.

6.2 The following are considered to be the relevant material planning considerations.

- Principle of development;
- Impact on the residential amenity.
- Heritage statement.
- Flood risk (Flood Risk Assessment).
- Impact on character and appearance including heritage assets (Heritage Statement).
- Biodiversity.

Principle of development.

National Planning Policy Framework (NPPF)

6.3 Paragraphs 88 and 89 of the NPPF, provides support to all types of sustainable rural business giving support to a prosperous rural economy meeting local community needs. Paragraphs 91 and 92 of the NPPF, refers to ensuring the vitality of town centre and how sequential tests should be applied to relation to proposal for main town centre uses, which are not in an existing centre. However, paragraph 93 subsequently confirms that this sequential approach should not be applied to small scale rural offices and other small scale rural development.

Wiltshire Core Strategy.

6.4 Core Policies 1 and 2 of the Wiltshire Core Strategy set out the overarching spatial strategy for Wiltshire. Semington is identified as a large village in the settlement hierarchy with limited range of employment, services and facilities. Furthermore, it goes on to state that development at large and small villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

6.5 Core Policy 2 of the core strategy states that within the limits of development, there is a presumption in favour of sustainable development at certain types of settlements including large villages. It goes on to state that outside the defined limits of development, other than in certain circumstances, development will not be permitted. In line with this spatial strategy, Core Policy 15 (Melksham Community Area) identifies the nearest settlement of Semington as a large village.

6.6 The Wiltshire Core Strategy pre-dates the pandemic and the significant increase in working from home that resulted and as such there is no specific reference to working from home policies. Notwithstanding it remains that the Core Strategy provides policy support for home based/rural businesses.

6.7 Core Policy 34 (additional employment land) supports new rural based business within or adjacent to large or small villages providing, as in this case, that the proposal is, amongst other matters, consistent in scale with their location and not harm nearby buildings or landscape and not undermine strategic employment allocations. While the policy primarily addresses conversion of existing rural buildings, the underlying objective of supporting small-scale rural employment is relevant. Furthermore, core policy 48 also provides support for the conversion and re-use of rural buildings for employment purposes and whilst technically the application seeks the retention of the building as well as its use nevertheless the ethos of the policy is clear, and the proposal is consistent with this policy objective.

The 'Made' Semington Neighbourhood Plan.

6.8 The Semington Neighbourhood Plan has the same legal status and weight as a local plan (or in this case, Core Strategy) in determining planning applications and forms part of the statutory development plan for the area.

6.9 The Neighbourhood Plan rightly acknowledges that there are a number of small businesses and community facilities that operate at a very local level providing sustainable employment and services for local residents. The neighbourhood plan also acknowledges that there is now a larger number of residents now working from home provide a greater input to the local economy and the potential for future growth. The Neighbourhood Plan therefore sets out to support householder applications to extend existing homes or build new structures within residential curtilages to enable more home working.

6.10 With due regard to the above, policy SEM2 of the Neighbourhood plan provides strong support for rural businesses and workspace. Policy SEM2 (3) states that, *'insofar as planning permission is required, building alterations to enable working from home will be supported provided that there will be no unacceptable impact on the residential amenities of residential properties nearby'*.

Residential Amenity.

6.11 One of the core principles of national policy set out in the NPPF is the achievement of a good standard of amenity, which is consistent with the design and place shaping policies of the Core Strategy (vii of core policy 57) and applications that adversely affect general amenity will be resisted.

6.12 The use of the outbuilding does change, to a limited extent, the normal use of the rear garden in that up to 5 or 6 clients could attend the business each weekday. The access is the side gate via the public right of way and whilst this may result in a slight increase in the usage of the right of way over the very short distance from the High Street, the use of right of way is not an unusual occurrence and consistent with its lawful use.

6.13 The role and function of the beautician's clinic is to serve the local residents rather than covering a wider geographical area and as such many clients walk from within the village. Those that

drive park on the High Street where there is ample on-street parking, which given the limited use does not present any impact on neighbouring residents.

6.14 The outbuilding sits adjacent to the boundary with 4 High Street, which similarly has an outbuilding on the boundary and neither of these buildings have any window openings along this boundary. It is of course now not uncommon for people to work from home and use an outbuilding as an office or place of work. The applicant does not offer treatments, which use machinery likely to result in noise disturbance and therefore the use will be hard to discern with the limited exception of the occasional comings and goings via the public right of way. In respect of Brook Cottage, there is a much greater separation distance and given the existing boundaries, any views of the building are exceptionally limited and no direct views into the rear garden space that could otherwise have resulted in views into the clinic or its associated arrivals and departures on appointments.

6.15 In terms of the existing occupiers of 3 High Street, it is the applicant who operates the business from their home and their choice to allow clients into the garden/outbuilding and as a result this arrangement would not adversely affect the privacy of residents of the host property.

6.16 It remains that should the Council be concerned by the potential impact of the use then the imposition of suitably worded planning conditions to control the level of use and opening hours of the business would provide control to mitigate such concerns with particular regard to privacy, noise and disturbance.

6.17 As such, the development would not have any unacceptable impact on residential amenity in terms of privacy, light loss, overbearing impact, loss of outlook, noise and disturbance in accordance with Core Policy 57 of the Core Strategy.

Heritage statement.

6.18 The NPPF (2024) requires an applicant to describe the significance of any heritage assets affected by the proposal, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 207).

6.19 This application only relates to the modest erection of a garden building within a residential curtilage setting and therefore, with due regard to the level of detail required on a heritage statement this application would only require a proportionate level of assessment.

6.20 The respective listing descriptions of Brook Cottage are detailed below.

Description: Brook Cottage.

Grade: II

Date Listed: 29 January 1988

English Heritage Building ID: 435203

Detached house. Early C19. Rubble stone, front stuccoed, Welsh slate roof with coped verges and gable end brick stacks. L-plan. Two-storey, 3-window. Central 6-panelled door with flat stone hood on brackets, margin-pane French windows either side. First floor has three 16-pane margin-pane sashes. Cornice to plain Blocking course. Left and right returns have 16-pane sashes. Rear wing has sashes and Bridgwater tiled roof. Interior not inspected.

Description: Stable and Carriage House at Brook Cottage.

Grade: II

Date Listed: 29 January 1988

English Heritage Building ID: 435205

Stable and carriage house. Probably early C19. Rendered rubble stone, Welsh slate roof. Single-storey, 2- window. Front facing house has double planked door, single planked door, 3-light casement and two lunettes with stone surrounds. Gable end has one blocked lunette. Rear is windowless.

Description: Railings and Gate Piers to Front of Brook Cottage.

Grade: II

Date Listed: 29 January 1988

English Heritage Building ID: 435204

Railings and two pairs of gate piers. Early C19. Castiron railings and limestone gate piers. Good spearhead railings on dwarf stone walls, attached to four gate piers with grooved decoration and Greek key motif, pedimented tops.

6.21 Brook Cottage and associated outbuildings are set within a generous garden. It is understood that the old carriage house and stable block is ancillary accommodation to Brook Cottage and these run along the southern boundary immediately adjacent to a public footpath that separates Brook Cottage and the application site. There are no openings along the southern elevation of the stable building as shown below together with photos showing the visual relationship between Brook Cottage and 3 High Street and the intervening public right of way.



6.22 With due regard to the design and scale of the outbuilding, its use, distance and relationship with the Brook Cottage and stable, the development does not have any material impact on the setting or significance of the listed buildings therefore conserving their historic significance,

character and setting. Therefore, the proposal in our opinion passes the statutory test at Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in that there shall be special regard to the desirability of preserving the setting of a listed building as well as being consistent with the design policies of the Local Plan, including its design guide as well as core policies 57 and 58 of the Wiltshire Core Strategy.

6.23 In addition, policy SEM 8 of the Semington Neighbourhood Plan encourages positive design and that applicants demonstrate that their proposal reflects the character and local distinctiveness of the Semington responded to key design characteristics and heritage cues.

Character and appearance.

6.24 The applicants provide the following photos viewing the structure from the High Street. The roof of the timber structure is just visible to the rear of 3 High Street beyond the roof of the outbuilding to 4 High Street.

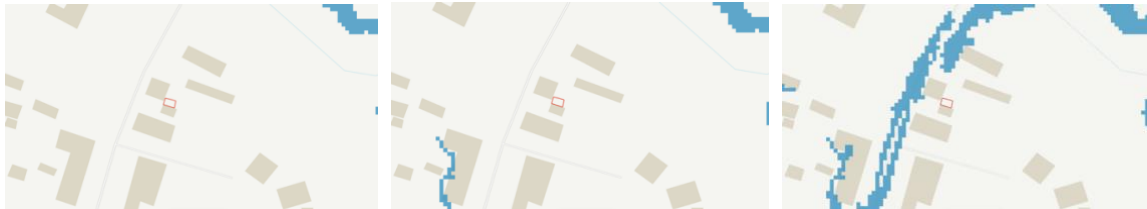
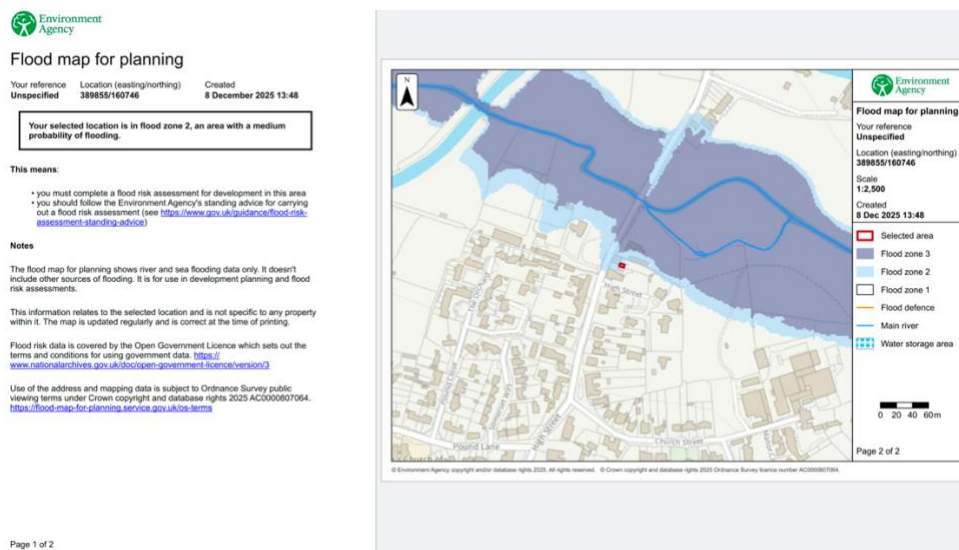
6.25 Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy, seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness. The proposal for a reasonably modest outbuilding that is barely visible in the street scene and is sympathetic in design and scale and is respectful to the character of the surrounding area as well as being in harmony with adjoining buildings. In our opinion complies with Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.



Above: Street scene images.

Flood risk Assessment.

6.26 The proposed outbuilding falls on the edge of Flood Zone 2 and therefore has a medium risk of fluvial flooding from Semington Brook, which is approximately 75 metres to the north. There is a low risk of pluvial flooding whilst the site is outside of area susceptible to groundwater flooding. The respective flood map for planning together with surface water flooding maps are shown below.



Above: 1:30, 1:100 and 1:1000 Surface water flood maps – Outbuilding approximately in red.

6.27 In accordance with 'Annex 3: Flood risk vulnerability classification' of Planning Practice Guidance, the proposed development can be classed as "Less Vulnerable".

Less Vulnerable:

- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution.

6.28 Table 2 of Planning Practice Guidance shown below (flood risk vulnerability and flood zone compatibility), demonstrates that ‘Less Vulnerable’ development in Flood Zone 2 is appropriate.

Flood risk Vulnerability classification		Essential infrastructure	Water compatible	Highly Vulnerable	More Vulnerable	Less vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception test required	✓	✓
	Zone 3a	Exception test required	✓	x	Exception test required	✓
	Zone 3b	Exception test required	✓*	x	x	x

Above: Planning Practice Guidance Table 2 (August 2022 update).

6.29 The context is the retention of a modest timber outbuilding situated with in private residential garden reducing the consequence of flood risk. The proposed business use is of course a non-habitable one with clearly no sleeping or residential accommodation and as such is in a low vulnerability classification. In addition, the ground levels are such that the outbuilding sits on slightly higher ground than the ground area immediately to the rear of the dwelling as shown below.



Above: Ground levels to rear of the dwelling.

6.30 With due regard to residual risks, during times of flood the business will be closed, and clients and the applicant will not be at risk from floodwaters. The nature of river flooding is often that some

advance warning is available, allowing the business to be closed and any items potential at risk of flooding removed well in advance of a flood event occurring. The applicant will ensure registration with the Environment Agency Flood Alert service.

6.31 Therefore, it is the applicant's opinion that the development is considered to comply with the requirements of core policies 57 and 67 of the Wiltshire Core Strategy as well as the provisions of the NPPF relating to flood risk.

Highway safety, access, and parking.

6.32 The beauty salon is intended to serve approximately 5-6 customers per day via prior appointment only, many of which are local residents who can walk to the site along the village footpaths or indeed cycle or utilise public transport and therefore the development is not reliant on the use of the car although there is unrestricted and ample on-street parking, if required.

6.33 The NPPF is clear at paragraph 116 that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Therefore, the proposed development is compliant with Core Policy 60 and 61 of the Wiltshire Core Strategy and the NPPF.

Biodiversity.

6.34 The proposal does not trigger mandatory biodiversity net gain requirements under current regulations. Nevertheless, the erection of the structure did not impact, or require removal of, any trees or hedges. No external lighting is required and no signage is proposed.

SECTION 7: CONCLUSION.

7.1 The outbuilding hereby requested to be retained is a modest and well-designed structure complementary to the host dwelling. Furthermore, the building is barely visible to the wider street scene and does not impact on the setting of adjacent heritage assets.

7.2 The use of the outbuilding as a small home-based beauty salon allows for the applicant to provide a life-style change and indicative of the change in the labour market in recent years and consistent with the up-to-date neighbourhood plan, which specifically promotes working from home subject to meeting all other material planning considerations.

7.3 In addition, the use is a very sustainable form of development that adds to the range of facilities available in the local area and is principally used by local residents on a pre-booking basis and results in minimal traffic generation. As evidenced at appendix A, the use has a considerable amount of local public support.

7.4 The use of the outbuilding is limited to the use by the applicant and of course their part-time lifestyle aims. The business is also physically confined by the size of the outbuilding and this combined with the applicant's commitment to managing the business in a way that respects the privacy and tranquillity of surrounding properties results in a low-key use that respects neighbouring amenity. The applicant accepts that planning permission may be subject to conditions controlling hours of operation, client numbers, and limiting the use to the applicant only.

7.5 Therefore, the proposal is consistent with the NPPF, Wiltshire Core Strategy and the Semington Neighbourhood Plan and we respectfully request that planning permission is granted.

Potential conditions.

7.6 The applicant respectfully provides the following conditions, for consideration.

- The garden room shall be operated as a beautician's clinic only and shall not be used for any other commercial purpose. At no time shall it be sold, leased or operated independently

from the main dwelling and nor shall the common ownership of the beauty salon and main dwelling be severed.

- Clients shall only be present at the business between the following times:

- 09:30 to 17:30 Monday to Friday and not at all on Saturday, Sundays or Bank

Holidays.

- The use shall be limited to a single practitioner and to a maximum of one client on site at any one time.

SECTION 8 – APPENDICES.

8.1 APPENDIX A – LETTER OF SUPPORT FROM LOCAL RESIDENTS.

From: [REDACTED]
Date: 14 November 2025 at 8:30:53 pm GMT
To: [REDACTED] <[REDACTED]>

Subject: Re: Keep The Cottage Clinic Open

Hello Lisa

I wanted to express my support for The Cottage Clinic. At 80, I still like to take care of myself, and having somewhere local where I can have my nails and beauty treatments done means a great deal to me. The clinic is always peaceful and relaxing, and the quiet village setting makes each visit feel like a little escape. It's a lovely place, and I truly value having it in our community. Please let me know if you need anything else in support, I'd hate to lose my little place of relaxation and escape

Warm regards,
[REDACTED]

From: [REDACTED] <[REDACTED].com>
Date: 14 November 2025 at 8:26:48 pm GMT
To: [REDACTED]
Subject: Re: Keep The Cottage Clinic Open

Hi Lisa,
I just wanted to share my support for The Cottage Clinic. I've booked in for aesthetic treatments, and it's always been a lovely experience. It's easy to park up and pop in for a discreet appointment, and the quiet village setting makes the whole visit feel calm and welcoming.

It's a lovely local service that's genuinely valued, I hope my message can help with your business whom I enjoy visiting

Kind regards,
[REDACTED]

From: [REDACTED] <[REDACTED]>
Date: 7 November 2025 at 11:47:12 pm GMT
To: [REDACTED] <[REDACTED]>
Subject: Re: Keep The Cottage Clinic Open

I recently received treatment at The Cottage Clinic, and from the moment I stepped inside, I was struck by the warmth and sense of calm that the environment provided. The clinic has a uniquely personal and welcoming atmosphere, creating a space where I immediately felt comfortable and cared for. Having struggled with anxiety in the past, finding a clinic that feels safe and supportive has been a long and challenging process. The Cottage Clinic has been an important part of my wellbeing journey, offering not only professional treatment but also genuine compassion and understanding.

I was recently informed by Lisa that the clinic may be at risk of closing. The possibility of losing such a valuable place fills me with sadness and concern. It is incredibly difficult to find a setting that offers the same level of trust, care, and reassurance that The Cottage Clinic provides.

I sincerely hope that steps can be taken to ensure the clinic remains open, as it is a vital source of comfort and support for many individuals like myself.

Kind regards,
Keri [REDACTED]
P.s let me know if there is anything else I can help you with ♡

From: [REDACTED]
Date: 8 November 2025 at 8:46:58 am GMT
To: [REDACTED]
Subject: Re: Keep The Cottage Clinic Open

Hi Lisa,

Of course, I'd be more than happy to support you. Your clinic is such a valuable part of the community, and it's always been a welcoming, professional, and caring space. You provide such a positive experience for your clients, and it would be such a loss to the village if it were forced to close.

Please feel free to include my message in your submission to the council.

Wishing you all the best,
[REDACTED]

From: [REDACTED] <[REDACTED]@[REDACTED].com>
Date: 8 November 2025 at 9:50:50 am GMT
To: [REDACTED]
Subject: Re: Keep The Cottage Clinic Open

Hi Lisa,
I'm writing to say I strongly support keeping The Cottage Clinic open.
This clinic is super important to the village. It offers needed services locally, acts as a friendly spot, and supports the small local economy.
Please don't let anyone close it down. It's a real asset here.
Thanks,
Jackie [REDACTED]

From: [REDACTED]
Date: 8 November 2025 at 11:35:57 am GMT
To: [REDACTED]
Subject: Re: Keep The Cottage Clinic Open

Dear Lisa,

I am writing to express my full support for the Cottage Clinic. I understand that there has been some concern [REDACTED] about the clinic's location, but I would like to offer a different perspective.

The Cottage Clinic is a discreet, well-maintained, and professional establishment that blends beautifully into its surroundings. It is not at all intrusive — in fact, you can barely see it from outside the property. Its small size and thoughtful layout make it an ideal setting for the type of treatments it provides.

It offers a calm, welcoming, and private environment for clients — something that larger, high-street premises simply cannot provide. The clinic is run to an extremely high standard, and it contributes positively to the local community by offering a safe and comfortable space for people to access these services locally.

It would be an utter shame if such a lovely and responsibly run business were to be forced to close or relocate. The Cottage Clinic is a real asset to the area and deserves to be supported, not opposed.

Kind regards,

[REDACTED]

From: [REDACTED]
Date: 12 November 2025 at 10:37:28 pm GMT
To: Lisa [REDACTED]
[REDACTED] pen

I am a client of The Cottage Clinic and think that it is fantastic to have Lisa's business in this great village location. It is a lovely tranquil Clinic in such a beautiful setting and we are so lucky to have the opportunity of this in this rural village for local and nearby residents.
I hope for Lisa and her clients that this continues as it is an asset to the village.

[REDACTED]
Sent from my iPhone

From: [REDACTED]
Date: 10 November 2025 at 3:17:27 pm GMT
To: [REDACTED]
[REDACTED] c

Hi Lisa

I just wanted to reach out about your clinic.

We are direct neighbours to Lisa and Darren's property. I believe their clinic is in their garden. The entrance to their garden is on the side of their property along a public pathway between both our property's.

We were not aware of the clinic until Darren asked if it had bothered us at all. We have not been disturbed in any way by foot traffic or noise. We have not noticed any additional parked cars. There is probably a mile of accessible on street parking in the village so any additional parked cars would be difficult to discern.

On a personal level I think it is an inspired idea to provide these types of services in a village that has an elderly community and a poor bus service.

The clinic is incredibly discreet and has not disturbed us in anyway.

Kind regard

[REDACTED]

From: [REDACTED]
Date: 10 November 2025 at 9:08:17 am GMT
To: [REDACTED]
Subject: Re: Keep The Cottage Clinic Open

Hi Lisa,

I hope you're well. Sorry to hear that your business is under pressure. Here's my letter of support.

[REDACTED]

I am writing in support of The Cottage Clinic in Semington and its continued operation in the village.

Semington has very few local amenities. We no longer have a shop, and the pub has closed, which means there are limited places for residents to access services without travelling. The treatments provided at The Cottage Clinic play a meaningful role in reducing isolation and supporting day-to-day well-being for many of us. It also gives residents a reason to stay local and brings other people into the village which might, in time, encourage other small businesses to open.

Lisa runs the clinic with professionalism, care and a strong awareness of the community around her. The setting is peaceful, well maintained, and respectful of neighbours. I visit regularly for nail treatments and facials and have always found the experience positive, safe and discreet.

Losing The Cottage Clinic would be a real step backwards for Semington. In a village with so few facilities, it provides something that enhances quality of life and helps strengthen community connection.

Thank you for considering my comments as part of your review.

Regards,

[REDACTED]

From: [REDACTED]
Date: 9 November 2025 at 1:17:10 pm GMT
To: [REDACTED]
Subject: Re: Keep The Cottage Clinic Open

I have been a regular client of the Cottage Clinic and appreciate the beautiful setting in which it is situated. This setting, well away from the hustle and bustle of mainstream businesses offering similar services, makes time spent there both peaceful and relaxing. It is lovely to receive treatments while listening to the birds singing, therefore, for me my appointments enable me to completely unwind and step away from personal difficulties.

I feel it would be very sad loss if I was unable to attend there going forward.

From: [REDACTED]
Date: 8 November 2025 at 12:44:07 pm GMT
To: [REDACTED]
Subject: Re: Keep The Cottage Clinic Open

I love the cottage clinic, Lisa is very welcoming and makes you feel safe in a clean professional environment. Lisa takes her time to listen to what I want and I always leave feeling confident and pampered. X

