

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08217
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Dodford House Farm, Dodford House Farm, Christian Malford, Chippenham, SN15 4DE
DEVELOPMENT DESCRIPTION:	Cover existing cattle feeding area and cover manure storage area.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION & PROPOSAL

The application relates to an extension to cover to an existing cattle feeding area and manure storage area at Dodford House Farm, Christian Malford. The application site is situated in the open countryside, close to the M4 to the south-east of the site.

The proposed open sided extension is to reduce possible effluent run-off when it rains. The proposed open sided structures would measure 12.2 x 7.6m and 12.2 x 18.9m. The structures would be finished in spaced Yorkshire boarding, set beneath a natural grey fibre cement roof. Rainwater goods would be PVC. The existing building is approximately 50.2m x 18.2m, with a lean-to measuring 24.3 x 9.1m.

There is a Tree Preservation Order (TPO48) at the application site. Dodford Farm House is Grade II listed, but it is some distance away with intervening foliage providing a degree of separation. There is a public right of way (bridleway) along the lane CMAL31 (not part of the application site). There are no other site-specific designations.

PLANNING HISTORY

Proposal / Summary
16/02204/FUL - Full planning permission Decision - Approve with Conditions Date: 27/4/2016 – General Purpose Agricultural Building
N/07/00518/AGN - Prior Notification for the Erection of One Agricultural Building - Permitted Development

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 34 Additional Employment Land
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;

Saved Policies North Wiltshire Local Plan 2011:

- Policy NE14 Trees and the Control of New Development

Christian Malford Neighbourhood Plan:

- Policy D1 - Design

ISSUES

The main issues that need to be addressed in this case include:

- Whether the scheme constitutes high quality design (CP 57 and Policy D1)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- The impact of the development on protected trees (NE14)

CONSULTATION RESPONSES

Parish Council: No comment received

REPRESENTATIONS

None received

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

The application site forms part of an established working farm. The proposed extensions would provide covered areas for cattle feeding and manure storage, thereby reducing run-off and improving the management of agricultural operations on the holding.

Core Policy 34 of the Wiltshire Core Strategy supports development where it facilitates sustainable farming practices and diversification. The proposal directly supports the continued operation and modern functioning of the farm by improving animal welfare, reducing surface-water contamination risks, and enabling more efficient agricultural management. As such, the development is considered to comply with the aims of Core Policy 34 and is acceptable in principle.

Design and Impact on the Character and Appearance of the Area and Landscape

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Assessment

The proposal involves extensions to an existing agricultural building in the form of two open-sided structures measuring 12.2m x 7.6m and 12.2m x 18.9m. Their simple form and agricultural appearance would match the existing building, which measures 50.2m x 18.2m with a 24.3m x 9.1m lean-to. The materials proposed are spaced Yorkshire boarding, natural grey fibre-cement roofing, and PVC rainwater goods. These materials are considered

appropriate to the agricultural context and will ensure the additions integrate well with the host structure.

The site is well enclosed by mature boundary vegetation, and at a lower level to the motorway to the south east. The development would not be prominent in the surrounding landscape; there may be a glimpse through the trees from the bridleway, but there is effective screening from public viewpoints due to foliage and topography. The extensions sit directly alongside the existing built form and will read as part of the established farm complex, resulting in no harmful landscape or visual impact.

The proposal therefore complies with Wiltshire Core Strategy Policies 51 and 57 and Christian Malford Neighbourhood Plan Policy D1, which require development to respect local character, be visually appropriate, and protect landscape quality.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

There are a small number of residential properties in the wider area; however, these are set at a reasonable distance from the site and are separated by the lane and established vegetation. As a result, the development is not located in close proximity to any nearby dwellings.

The proposal would not give rise to concerns relating to overlooking or loss of privacy, loss of light or overshadowing, or an overbearing impact. Given the modest nature and agricultural function of the extensions, no unacceptable noise impacts are anticipated. Accordingly, the proposal would comply with Wiltshire Core Strategy Policy 57 in respect of residential amenity.

Trees

A Tree Preservation Order (TPO) applies to trees around the perimeter of the site. The proposal, however, relates solely to an existing area of hardstanding and does not require the removal, pruning, or encroachment into the root protection areas of any protected trees. As a result, the development would have no impact on the TPO trees and is acceptable in arboricultural terms, and in accordance with saved Policy NE14 of the North Wiltshire Local Plan 2011.

Other Matters

A Public Right of Way (bridleway) runs to the north of the application site. The proposed development would not affect its use. A standard informative is, however, recommended to remind the applicant that it is a criminal offence to obstruct a public right of way under Section 137 of the Highways Act 1980.

CONCLUSION

The principle of development is acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy, saved policies of the North Wiltshire Local Plan and Christian Malford Neighbourhood Plan.

The proposed structures represent a logical and well-designed addition to the existing agricultural building and are compliant with relevant local and national planning policies in respect of design, scale, residential amenity, landscape impact, and trees. The development would also deliver the practical benefit of reducing potential effluent run-off during periods of heavy rainfall.

The site is well screened, the proposal has no adverse effect on protected trees, and no material planning harms have been identified. Accordingly, the proposal is considered acceptable in planning terms and is recommended for approval, in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan

Block Plan

Elevations and Floor Plans 28739 Rev: A

REASON: For the avoidance of doubt and in the interests of proper planning

Informatives:

- The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way CMAL31 whilst development

takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

- The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.
- The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996

- Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work
- The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.