

25th March 2026

Our Ref: SWLC.LPC6269

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning Act 1990
The Paddocks, Brinkworth, Wiltshire, SN15 5DA

Further to my email agreement with your colleagues Mr Langdown and Mr McCamphill in the enforcement team, I have pleasure to enclose a duly completed planning application regarding the authorisation of the general storage building erected at the above site. The siting of the building is shown on the aerial extract below.



The application is effectively made in retrospect, but I think it is worth explaining how matters evolved and the overall change of use to be secured. My client has 13 hectares of land at Brinkworth, known as Hope Farm, and operates as a registered farm holding. My client keeps some cattle and takes hay from the land. Indeed, the cattle can be seen in the aerial image above.

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My client originally approached your Council in 2020 to pursue his perceived agricultural permitted development rights to erect a general-purpose building. It is understood that for various reasons his submission was insufficient and then, as a result of Covid, [REDACTED] the limitation at Part 6, Class A to the GDPO were overlooked, which restricted the building being erected within 25m from the nearest metalled road.

My client maintains he simply forgot about the incomplete submission made and related matters and had indeed already purchased the building assuming there was no issue. The intention was to provide a dry and secure store for hay, straw, tractors and other plant and machinery. Had the application been pursued he would have of course been advised to position the building 25m from the road and it would have been permitted development.

However, the originally proposed use has diversified since the building was erected as the building has become more of a base for my client's hobby, to store classic military vehicles, along with the ongoing land management requirements (including the hard surfaced yard). The military vehicles were historically stored on site under tarpaulins, and the use of the dry space to store and maintain the vehicles was just too inviting. Accordingly, it is the purpose of the enclosed application to authorise the barn both as a general-purpose agricultural building, but also for personal incidental use by my client, whilst he is resident nearby.

The mixed use renders the retrospective nature of the application site slightly unclear, hence my earlier ambiguity. For the avoidance of doubt the application includes an ecological and BNG assessment, this is without prejudice to the arguable fully retrospective position, but mindful of the requirement at Core Policy 50 which seeks to enhance the biodiversity more generally. The additional planting shown can therefore be conditionally controlled regardless and has been carefully positioned to assist to diffuse views of the barn.

It is of course very common for a farmer to informally use space on their farm for private purposes, and tangentially to the sole farming use. In this case though the mixed/alternative uses are to all intents and purposes a temporary and private variation that will not establish an isolated hobby use in the long term.

The application proposal concerns a simple steel framed barn, clad with box profiled green powder coated metal sheeting below a cement fibre sheeted roof. It measures 8 m by 28m.

There is an existing access and general 'yard' provided around the building. As said, if the building had been positioned more than 25m from the road frontage it is believed it would not have needed planning permission in the first place, as a logical rural farm building, although it is not disputed either that my client did not complete the Prior Approval process. It did take two years before Mr Brown from your enforcement team made contact, with no further communication thereafter, reinforcing my client's belief the stalled process had been agreed in principle.

Section 38(6) to the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan, unless material considerations indicate otherwise. The relevant Development Plan is provided by the adopted Wiltshire Structure Plan and those 'saved' policies to the North Wiltshire Local Plan 2011. Specifically, although the plans must be read as a whole, the following policies are considered to be most relevant to the application proposal.

Core Policy 50 Biodiversity and Geodiversity.

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design & Place Shaping

Quite simply, the area has no sensitive land use designations, and the building is typical of many agricultural buildings across the district. It sits comfortably within the built up context present along the road. Indeed, there is a well established high fence to the road frontage and this view will be diffused by the proposed planting inside the fence line.

The building materials are subtly coloured and help to further subsume the building contextually, as part of the working landscape. There is an area of tree planting to the east of the yard that will be retained and a separate clump of new trees proposed to the south east of the building, which will also help to enhance the visual containment of the site. The land is generally flat, so the building does not 'skyline' in any event.

As stated, the mixed use, related to the storage of classic military vehicles, is akin to the storage and maintenance of agricultural plant and machinery. By conditionally limiting this aspect of the proposal, over and above the general agricultural use, as a personal permission any material difference is transitory, and thus not a significant concern in the long run, capable of undermine the modest impact that has now evolved over time.

Also, as indicated earlier, the application, regarding the planting strategy, includes a full set of planting particulars that shows the ability to conditionally control the biodiversity in association with the grant of permission. There are consequently both visual and ecological benefits arising.

The existing access is positioned on a straight section of road with good visibility. To the east the Boarding Kennels also have a fenced road frontage so there are no hedges to interfere with the line of sight. The site's mixed use, over and above the agricultural comings and goings, and particularly given that the application lives on the landholding in association with the kennels means the hobby use does not generate significant or materially discernible vehicle movements.

Overall, therefore the building is in scale and harmony with the rural scene where such buildings are typically present. It is not visually discordant, and this application offers the opportunity to mitigate its impact. It's use is similarly well assimilated and can be conditionally controlled to avoid significant deviation in the future and maintain the typical rural resource.

I trust the above comments are sufficient to allow this matter to be positively considered however if you have any questions to ensure your support, please do not hesitate to contact me direct.

Yours faithfully



Simon Chambers
Director

Enc.

Cc Mr R Martin