

Our ref.: SA/Application/2

8th April 2026

Planning Services
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Willis & Co.

Chartered Town Planners
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

Telephone: (01249) 444975
Facsimile (01249) 655556
Email: [REDACTED]

Dear Sir,

Town and Country Planning Act 1990
Full Planning Application for the conversion of an agricultural building into a dwelling, together with the replacement of an agricultural barn with an ancillary building at Dog Trap Barns, barns and land adjacent to Kemble Farm, Minety, Malmesbury, SN16 9RP

1. Introduction

We are instructed by the applicants, Mr J. Anderson and Mrs Gael Clutterbuck, to submit planning application for the conversion of an agricultural building into a dwelling, together with the replacement of an agricultural barn with an ancillary building at the above address.

Please find attached in support of the application;

- the completed application forms;
- the design and access statement (this document);
- the Feasibility Brochure which includes photographs, existing plans and elevations and proposed plans and elevations, prepared by Woldon;
- A Preliminary Ecological Assessment (PEA) prepared by Wessex Ecology;
- The relevant Biodiversity Net Gain (BNG) information and metric;
- The relevant Community Infrastructure Level (CIL) form(s); and
- The relevant planning application fee made payable to Wiltshire Council.

1.0 Background Information

1.1 This application seeks the conversion of an agricultural barn to form a dwelling and the replacement of an agricultural barn with an ancillary building to be used in connection with the proposed dwelling. The development will also involve the demolition and removal of a building close to the roadside edge of the site.

1.2 This application site is found to the south-west of Minety; it is in the open countryside.

1.3 The application site is found on the edge of the settlement boundary of Minety, which is 1km (0.6 miles) to the north-east of the site.

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1.4 The land around the application site is of permanent grassland. The buildings that relate to this application are currently in an agricultural use.

1.5 The applicant's family have owned the surrounding agricultural holding since November 1994, and it has been in their ownership and use since that date. The application site has been separated from the agricultural holding and is now in the ownership of the applicants.

1.6 There 3no. agricultural buildings found on the site. When initially purchased, the farm was down to arable with contractors. The arable crops were either taken directly from the fields or stored temporarily in the barns. In approximately 2008 they stopped the arable element and put the whole farm down to grass.

1.7 The application site is accessed via an existing private access from the B4040, Malmesbury Road, which provides safe existing access to the buildings. There are suitable visibility splays in both directions when leaving the site.

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2.0 **Relevant Planning History**

2.1 Prior to this application being submitted, the applicant's submitted a Class Q (ref; PL/2025/04557) application to convert one of the agricultural barns into a dwelling, a Class R (ref; PL/2025/04484) application to convert an agricultural barn to a flexible commercial use; in this case an office Class E (formerly Class B1) and storage (Class B8) and a planning application (ref; PL/2025/04282) to make external alterations to agricultural building and the demolition of an agricultural building at the application site. The Class Q application was refused, and the other two applications were withdrawn.

2.2 Following the submission of these applications, the planning officer met with my colleague, Marc Willis, and considered that the best way to proceed would be to withdraw the remaining undetermined applications and submit this current application submission. In an e-mail to us, the officer suggested:

2.3 *"Following on from our meeting this afternoon, below is a summary of the main points that were discussed/what was recommended:*

- *You provided context and reasoning behind the initial 3-application approach
 - *This was helpful to better understand the long-term intentions for the site - the issues with this approach were briefly reiterated, however.**
- *It was explained that the resubmission of the Class Q application without significant change would, unfortunately, likely result in similar issues to the last application being raised
 - *We spoke briefly about whether amended plans/conditions/agreements etc could overcome issues – ultimately, this wasn't advised as it was explained that doing so may not be cost or time efficient for the applicant.*
 - *We did discuss how it's possible that Public Protection (Environmental Health) would withdraw their objection/request for further information in some circumstances, however.**
- *It was advised that an application for full planning permission for a single dwelling (barn conversion) would likely be the 'tidiest' approach and that, depending on the content of the submission, this type of application could be supported by Officers
 - *It was advised that, if the applicant is amenable to submitting that single application for full planning permission, the submission should include a supporting statement clearly referring to specific NPPF paras (relevant to the tilted balance) and providing supporting evidence relevant to each harm/benefit matter. E.g. It was recommended that benefits be clearly identified (such as BNG and landscape improvements etc) and these benefits be shown on plans where possible.**

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- *You suggested that such an application could include demolition and proposed new outbuildings – whether this would be likely be viewed as an acceptable approach wasn't discussed in detail but if this is the approach that the applicant would like to take, I would suggest that you are very clear within the submission around why this should be seen as a benefit.*
- *It was recommended that the 'red line' clearly reflect the extent of the land that the applicant wants to have as residential use – it was explained that 'creep' over multiple applications wouldn't likely be favourably viewed. Equally, please note that the extent of the residential land will form part of the harm/benefit assessment and so needs to be proportionate and appropriate."*

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3.0 Relevant Planning Policy

3.1 National Planning Policy

3.2 The National Planning Policy Framework encourages local planning authorities to support sustainable development.

3.3 The following paragraphs from the NPPF are considered particularly relevant to the determination of this planning application. The other relevant paragraphs will be discussed when considering the tilted balance.

3.4 **Paragraph 11** of the NPPF states at "*Plans and decisions should apply a presumption in favour of sustainable development*". It suggests that planning permission should be granted unless any adverse impacts would be so significant as to outweigh the benefits of the development. Point d) of this paragraph and footnote 8 discusses when a local planning authority cannot demonstrate a five-year supply of deliverable housing sites and this will be discussed later in this statement.

3.5 The NPPF encourages local planning authorities to support sustainable development in rural areas (particularly when the NPPF is read together with Planning for Growth).

3.6 **Paragraph 63** of the NPPF states that the Government's aim is to provide a deliverable supply of housing and significantly boosting the supply of homes. The paragraphs also state, amongst other matters, that within "*this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies...*" We consider that the provision of a dwelling on this site fully accords with this policy.

3.7 **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, taking into account all reasonable future scenarios.*" As this application involves the conversion and replacement of agricultural buildings that are currently in use on the site, it means that the development cannot be seen as having an unacceptable or severe impact on the local highways and their safety.

3.8 The Wiltshire Core Strategy, January 2015

3.9 Under the provision of Section 70(1) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The statutory development plan in

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respect of this application comprises the Wiltshire Core Strategy (adopted January 2015).

3.10 The Wiltshire Core Strategy (WCS), **Core Policies 1 and 2** are the Settlement and Delivery Strategies for the Wiltshire Area. Outside the defined limits of development, proposals will only be supported in circumstances permitted by other policies in the WCS.

3.11 **Core Policy 13:** Spatial Strategy for the Malmesbury Community Area identifies Minety as a Small Village.

3.12 **Core Policy 45** discusses the type, mix and size of new housing that should be provided to meet the local housing need. The proposal seeks to convert an agricultural building into a 3no. bedroom dwelling which will fully accord with this policy and help to meet the local housing needs and the Council's housing supply.

3.13 **Core Policy 50** - Biodiversity and Geodiversity, states that *"All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development."* The applicant understands the importance biodiversity and has instructed and submitted a suitable PEA and BNG metric which are enclosed with this submission.

3.14 **Core Policy 51:** Landscape - *"Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character."* The applicant understands the importance of landscaping and a suitable amount is proposed as part of this submission as shown on the enclosed proposed site plan.

3.15 **Paragraph 6.128** of the Core Strategy aims to ensure that all new development is of a high quality and reinforces a sense of identity. The proposed dwelling and ancillary building are a high-quality design that are not only in keeping with the character and appearance of the surrounding area and land uses, but they will retain a rural appearance so that they are similar to that found at present on the site. This is in accordance with Core Policy 57 as listed below.

3.16 **Core Policy 57** - Ensuring high quality design and place shaping, states that *Applications for new dwelling must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:*

Point iii - responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale,

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building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Point iv - being sympathetic to and conserving historic buildings and historic landscapes.

Point vi - making efficient use of land whilst taking account of characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

Point vii – having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).

3.17 Core Policy 61 – Transport and new development, *states that new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport.* The site has an existing use where agricultural traffic movements occur daily. The use of the site for residential purposes will not increase traffic volumes on the local highways, in fact, we consider they will reduce.

3.18 Core Policy 64 – Demand Management *states that demand management measures will be promoted where appropriate to reduce reliance on the car and to encourage the use of sustainable transport alternatives. These measures include: (d) residential parking standards – the provision of car parking associated with well-designed new residential development will be based on minimum parking standards.* This will be the case with the proposed outbuilding providing 3no. parking spaces.

3.19 Core Policy 67 - Flood Risk, *states that; All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.*

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4.0 Planning Balance, Principle of Development and 5- Year Housing Land Supply

4.1 We understand that the Framework is relevant to new proposals and that the Framework expects local planning authorities (LPAs) to plan positively for sustainable development. The three objectives to sustainability are economic, social and environmental, these are reflected in the policies of the Framework as well as local policies.

4.2 The NPPF makes it clear that if the local planning authority cannot demonstrate a five-year supply of housing sites that local planning policies cannot be considered up-to-date, and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. We consider that the benefits of the proposed development outweigh any harm and the proposed dwelling provides a much needed and suitable dwelling in the County.

4.3 **Paragraph 10** advises *"so that sustainable development in pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development"*.

4.4 To expand on **Paragraph 11** of the Framework, it sets out (inter alia); Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (Footnote 8), granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed (Footnote 7); or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

4.5 **Footnote 7**, in relation to paragraph 11(d) of the Framework, states; The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

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4.6 **Footnote 8**, in relation to paragraph 11(d) of the Framework, states; This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites [my underlining].

4.7 **Paragraph 39** states that "*Local Planning Authorities (LPA) should approach decision-making on proposed development in a positive and creative way...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible*".

4.8 **Paragraph 61** makes clear that "*to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed*" the overall aim should be to meet an area's identified housing need. This is important.

4.9 **Paragraph 73** emphasises that "*small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built out relatively quickly...*" Local Planning Authorities should "*identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirements on sites no larger than one hectare...*"

4.10 **Paragraph 78** of the NPPF requires all Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. NPPF Paragraph 78 requires that the supply of specific deliverable sites should also include a buffer to ensure choice and competition in the market for land.

4.11 It is important that LPAs have a 5-year supply of housing land and the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years supply housing against their housing requirements plus contingency dependent on past rates of delivery.

4.12 Small sites, predominantly rural areas, can make up a significant element of overall supply and should therefore be given significant weight. I note that there is no minimum threshold in the application of the relevant paragraphs and footnotes of the NPPF; it applies equally to an application for 1 house or for 100 houses.

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4.13 The proposal involves the sensitive conversion of one of the existing barns and rebuilding another within the footprint of the former structures. The scheme respects the scale, form, and materials of the existing buildings, preserve the historic character of the farmstead, and retaining the rural setting of the surrounding countryside. The design also carefully balances residential amenity with the surrounding landscape.

4.14 Although the provision of a dwelling and ancillary building is modest in scale, the development represents a sustainable and efficient use of previously developed land, minimises encroachment into the wider countryside, and contributes positively to the character and appearance of the farmstead. In addition, it makes a valuable contribution to the overall housing supply in the area.

4.15 The Council is currently in a position where they cannot demonstrate a 5-year housing land supply. Whilst the Council has acknowledges that it has only **2.42** years of housing land supply (as of April 2024), this figure may be subject to change and there is an indication, in a recent Strategic Committee Report of planning application ref; PL/2024/06897 (Application for outline planning permission for up to 55 residential units (all matters reserved other than access), that this has, in fact, been further reduced to only **2.06** years. That relevant application was refused and was heard at appeal where it was allowed on 26th November 2025, under ref; APP/Y3940/W/25/336989, and in the decision the Inspector notes that *"It is undisputed between parties that the Council cannot demonstrate a 5-year housing land supply, with a provision of **2.42** years, causing a substantial shortfall."*

4.16 National Policy notes that if the local planning authority cannot demonstrate a five year supply of housing sites, relevant policies for the supply of housing (in the light of the judgement of the High Court in *Arnold v SCLG [2015]*, this means almost all planning policies) cannot be considered up to date, and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The LPA cannot demonstrate a 5 year housing land supply, they have 2.42 years, which means that local policies, again, cannot be seen as being up-to-date and that housing developments in location outside the settlement boundary but well-related to other land uses, such as the development the applicant is proposing, should be considered as being suitable.

4.17 At this point, I draw the Inspector's attention to appeal decision ref; APP/R3325/W/18/3200616 for the erection of two dwellings, provisions of access, diversion of public right of way, landscaping and ancillary works on a site that is *outside* the settlement boundary at Charlton Horethorne in South Somerset. Although this appeal was dismissed this was due to the impact of the development of this

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previously undeveloped site on the character of the area and the Inspector offered some important points regarding the importance of sites that are not within a framework boundary. The Inspector noted:

"6. The LPA does not dispute that, in principle, Charlton Horethorne is a suitable location in strategy terms for small scale residential development given the range of local services and facilities it provides.

15. It is not disputed that the LPA is unable to demonstrate a 5-year housing land supply, and this is currently estimated to be 4.4 years. Accordingly, in line with Paragraph 11 d) i. of the revised Framework, the so called 'tilted balance' is engaged.

17. The development would provide two open market dwellings which could be suitable for family occupation on a site which the LPA's Housing and Employment Land Availability process has categorised, in principle, as being both 'suitable' and 'achievable'. This would also accord with the revised Framework which notes that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. I am also mindful, based on the evidence before me, that rural areas in South Somerset are an important and successful source of housing supply.

18. It is not in dispute that site is in a location where, in principle, residential development could be acceptable as access to some day-to-day services and facilities is possible by means other than the private car...

19. There would be economic and social benefits as a result of those services and facilities being likely to be supported by additional patronage. The development would also have positive economic benefits in supporting construction jobs. The scheme could also offer some biodiversity gains as a result of enhanced landscaping, although I note no specific management measures have been proposed."

4.18 This appeal referenced a previous version of the NPPF but is still relevant to this application. We understand that every planning proposal is judged on its own merits, but we consider that that these paragraphs show that even though a site is found outside of a framework boundary that a small and medium sized site can make an important contribution to meeting the housing need of the area and they can be built fairly quickly.

4.19 We agree with the Inspectors opinion that rural sites, especially when considering the lack of housing land supply, can provide important housing developments and be of an economic and social benefit and this is the case in relation to this application submission.

4.20 As the LPA cannot demonstrate the required housing land supply it means that Paragraph 11d(ii) of the NPPF; presumption in favour of sustainable development; is engaged in this case. This explains that

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planning permission should be granted unless the adverse impacts of approving the development would significantly and demonstrably outweigh the benefits when assessed against the NPPF policies.

4.21 In summary, it is our view that these benefits can reasonably be afforded considerable weight in the consideration of the application. The benefits of the proposal outweigh any considered harm. Therefore, the Council is respectfully invited to consider the scheme favourably.

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5.0 Planning Considerations

5.1 Appearance, Character, Design and Scale

5.2 WCS Core Policy 57 requires development to ensure high quality design and place shaping. Point iii expresses, *responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.*

5.3 There are two elements to this proposal being the conversion of an agricultural barn to form a dwelling and the replacement of an agricultural barn with an ancillary building to be used in connection with the proposed dwelling. A further agricultural building, along the roadside, will also be demolished with planting (native hedgerows and deciduous trees) and landscaping being provided in its place.

5.4 The conversion of the agricultural building, currently used for sheep and lambing, to a dwelling is found towards the southern end of the site and has been designed to occur within the existing footprint of the building with no significant external alterations or extensions required other than a change to and a creation of windows, doors and residential openings.

5.5 By looking at the design proposals enclosed with this submission, the officer will see that the conversion will create a 3no. bedroom dwelling within the shell of the existing building. The proposed will create a suitable number of windows and glazed doors to provide a suitable amount of natural light and to provide views across the surrounding landscape.

5.6 It is important that new dwellings are provided with a suitable amount of natural light and the natural light requirements in Wiltshire are primarily governed by national planning policies, British Standards (BS 8206-2:2008) and the national BRE (Building Research Establishment) guidelines. These guidelines will be met.

5.7 The building to be converted to a dwelling, currently measures approximately 19m x 10m to provide a footprint of 190sq.m. It measures some 2.5m to the eaves and 4.55m to the ridge. The building will not be extended in anyway with the dimensions remaining as found at present.

5.8 The outbuilding to be replaced measures around 26m x 14m to provide a footprint of approximately 364sq.m and is just over 7m to its highest point. The replacement building will be a maximum height of

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4.25m, which is some 2.75m lower than the existing building, meaning that it will be less visible from the public realm; as the replacement building will be lower in height than the existing building it means that views of the site, both local and further afield from the B4040 and surrounding areas, will be reduced which can only be seen as a benefit. The ancillary building will have a footprint of around 230sq.m.

5.9 The proposed dwelling and ancillary building will continue to be well-related to one another and be viewed in context together.

5.10 The proposal replacement building will consist of a car port area for 3no. vehicles, a workshop and garden storage area, home office (to be used by the occupant of the dwelling) and the plant room which will, for example, the batteries for potential solar panels and the Air Source Heat Pump.

5.11 This building will be ancillary to the dwelling and would not and cannot be sold separately to the dwelling and both buildings are viewed in context to one another. They are well-related to one another as they are at present.

5.12 The dwelling and outbuilding have been designed to ensure that the dwelling will remain rural in appearance and respect the historic and existing agricultural nature of the site. The buildings will have a rural appearance and will be in keeping with the character and appearance of the site and surrounding area. The full details can be seen on the accompanying plans but in summary:

Dwelling

Walls - Existing block rendered with Lime Slurry at low level and the existing block overclad in charred larch board;

Vertical Charred Larch Weatherboarding; and

Low level timber in natural oak to reference stable style barn door opening.

Roof - Standing seam zinc roof (VM Zinc Pigmento Red).

Windows - Conservation style rooflight - PPC Black and Aluminium clad timber windows.

Doors - Slimline aluminium sliding door system - PPC Black with sliding slatted timber louver system and Natural Oak Entrance Doors.

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Outbuilding

Walls - Red brick plinth to match neighbouring outbuilding and Vertical Charred Larch Weatherboarding.

Roof - Profiled sinusoidal galvanised sheet metal cladding.

Windows - Aluminium clad timber casement window.

Doors - Natural Oak Entrance Doors with glazed top light and PPC black strap hinge.

5.13 Transport and Highways Impacts

5.14 The proposed change of use of the site will not adversely impact upon the local highway network or wider transport infrastructure.

5.15 The application site is found on the edge of the settlement boundary of Minety, which is 1km (0.6 miles) to the north-east of the site. Minety is provided with local facilities and services, including schools, a church, a village shop, public open space and a bus service.

5.16 The buildings found upon the application presently have the benefit of a safe point of access off the B4040, which serves the application buildings and a variety of dwellings, farms, liveries and other land uses found along the road.

5.17 The safe point of access will remain unaltered by the development and there is a large apron off the road allowing two vehicles to pass one another clear of the highway with excellent visibility splays in both directions when leaving the site.

5.18 Considering the buildings are in agricultural use where related traffic movements can be expected daily, we do not consider that replacing them with residential vehicle movements will significantly increase the volumes of traffic on the local highway and will not impact highway safety in any way. At present, large farm vehicles can and do access the site without issue and as such a residential use of the site will not increase vehicle movements above those that already occur.

5.19 This means that the impact on the highways will not be severe in accordance with paragraph 116 of the NPPF which 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."* The

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development cannot be considered to have an unacceptable impact on highway safety.

5.20 There is adequate turning space and provision for ample parking on site which will allow all vehicles to park clear from the highway, turn on the site and leave in a forward gear. The ancillary building will create 3no. uncover parking areas but there is additional space around the buildings to part vehicles when and as needed.

5.21 In terms of parking provision, the proposed dwelling will be provided with designated parking spaces to accord with the parking requirement stated in Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy March 2015. The point of access is wide enough for two private cars to pass one another.

5.22 Residential Amenity and Noise and Odour impacts of the development

5.23 The impact on the levels of residential amenity of the neighbouring dwelling to the (south) west must be considered relative to the current agricultural use of the site and the design of the proposed dwelling and ancillary building.

5.24 The submitted block plan and elevations demonstrate that the proposed dwelling remains to be positioned at reasonable distance from the neighbouring property with the new windows being positioning in such a way to ensure that residential amenity can be adequately safeguarded. The proposed windows will not overlook the neighbouring property or into any habitable rooms and vice versa. The levels of privacy and amenity for both the occupants of the neighbouring dwelling and the proposed dwelling have been fully considered and will not be impacted upon in any way.

5.25 We consider that the existing agricultural use of the site and buildings will have a more adverse impact on the residential amenity of the neighbouring property than the proposed use, especially when considering the larger and noisier agricultural vehicles and operations that currently occur on the site as well as the livestock. The development will provide a use that is in keeping with the character of the surrounding land uses and dwellings and, if anything, we consider that the proposed residential use and the removal of agricultural vehicle movements and uses within the building and on the site will reduce the levels of noise and odours created from the site. This can only be seen as being beneficial.

5.26 Despite the site having buildings that are currently used for agricultural, it has now been separated from the main functioning

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farmstead that surrounds the site. It is acknowledged that agricultural operations may occur in the fields around the site, but this can be expected in a rural location, and they will not generate unacceptable levels of noise, odour or farm-related activities.

5.27 The building that is to be converted to a dwelling will remain the same dimensions including, importantly, in height which ensures that the physical impact of the dwelling will remain the same as found at present. It is not an overbearing development; it will not form a cramped form of development and will not overshadow the surrounding land uses.

5.28 In terms, of the ancillary building, the demolition of an existing building to create this proposed building will have a positive impact on the amenity of the neighbouring land uses, including the dwelling to the west. The reason being apart from it no longer being used for agriculture; is that it will be significantly lower in height making it a less imposing structure and less visible from the dwelling found next to the site as well as from the public realm.

5.29 The removal of the outbuilding alongside the road will also make the site feel more open especially when considering the planting and landscaping that will occur in its place. This will be beneficial aesthetically as well as from a privacy, ecology and biodiversity point of view.

5.30 The application site is in an agricultural use. The site is also found alongside the B4040, Malmesbury Road, where there is a moderate level of traffic noise at most times. It is not considered that proposed use within the buildings will be likely to generate an unacceptable level of noise.

5.31 Private outdoor space is generally desirable to provide occupiers with opportunities for recreation, relaxation, and daily activities, and to contribute to a high standard of residential amenity for future occupiers.

5.32 A private garden will be created to the west and south of the proposed dwelling. The area to the west will be paved and to the south it will be grass which will be created along a natural boundary of vegetation and has been designed to be in keeping with the character and of the surrounding area and not be overly visible from the public realm. It will also provide views across the fields that surround the site, especially to the east and south.

5.33 This approach reflects the intention to retain the integrity, form and rural character of the existing buildings and use of the site, which is a defining feature of converted-barn development in the open countryside. Nevertheless, occupiers would benefit from immediate

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access to the surrounding open countryside, providing opportunities for outdoor recreation and enjoyment of the rural environment. Having regard to the site's context and the nature of the development, therefore, we consider that the level of private amenity provision can be considered appropriate and proportionate to the nature and location of the development.

5.34 Ecology and Biodiversity

5.35 The applicants have instructed a PEA and BNG report(s) and metric which are enclosed with this application. I will not repeat the findings of the reports, but the recommendations will be fully adhered to. We refer the officer to the report(s).

5.36 Please note that the PEA report is the same as submitted to the LPA in relation to the previous applications; it is still valid and enclosed with this application.

5.37 The proposals fully accord with the requirements of BNG with the post-development plan and site plan showing where planting will occur.

5.38 The proposals offer well above the required 10% BNG, as shown in the BNG plans and metric.

5.39 Not only is the proposed planting beneficial from a BNG point of view but it also provides landscaping to create a natural feel to the site which enhances the levels of amenity and privacy experienced by the proposed dwelling and surrounding land uses and minimises views in and out of the site from the public realm.

5.40 Contamination

5.41 The building has previously been used for agricultural storage and to accommodate sheep and lambs. Contamination is unlikely to be an issue in connection with the proposed use of the premises.

5.42 Drainage

5.43 The surface water will lead to attenuation soakaway crates.

5.44 A sewage treatment plant, that will discharge to a drainage field, to will be installed for the waste drainage, and this will be sited in the location shown on the site plan.

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5.45 The exact system has not yet been agreed but we consider that this, as well as the soakaway information, could be agreed by a suitable condition. If, however, you would like a system to be agreed prior to determination then the applicant would be happy to discuss.

5.46 Flood risk

5.47 The Environment Agency's flood maps show that the site lies within Flood Zone 1 and is therefore not at risk of flooding. The NPPF Technical Guidance defines these Flood Zones as:

"Land having a less than 1 in 1,000 annual probability of river or sea flooding."

5.48 A review of the EA's flood maps for the area and comparison of modelled flood levels and site levels has demonstrated that the site lies within Flood Zone 1. No other sources of flooding, i.e. from sewers, groundwater or the sea, have been identified for the site.

5.49 Community Infrastructure Levy (CIL)

5.50 The agricultural building has been in lawful, continuous use for at least six months in the past three years which means that the development is not liable for CIL.

5.51 These photographs were taken on 11th February 2026 and show the site and buildings being used for sheep. The sheep were being moved from the site and building on the date of the photographs.



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5.52 Despite CIL not being payable in this instance, the relevant CIL form(s) are enclosed with this application submission for validation purposes.

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6.0 Conclusions

6.1 Having met with and considered the helpful advice from the planning officer prior to this application submission, we consider that the proposed development is suitable.

6.2 The LPAs significant lack of a 5-year supply of housing land is an important consideration, and any harm does not outweigh the benefits of the proposed residential development.

6.3 The site is found in an existing agricultural use and the proposed conversion of one of the buildings into a dwelling has been designed to be sympathetic to the immediate and wider surrounding area to ensure that the agricultural appearance and feel of the site remains.

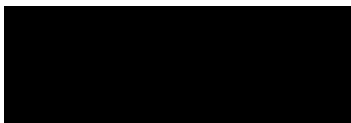
6.4 The proposed ancillary building will occur within a smaller replacement building, and this has also been designed to have a positive impact on the site and surrounding area as well as meeting the requirements of BNG.

6.5 Both buildings will have a rural appearance.

6.6 We consider that the development is satisfactory in terms of all planning considerations including highway impact, noise, landscaping, ecology, biodiversity, drainage, flood risk and residential amenity and that there are no reasonable grounds to refuse this application.

I trust this is clear and look forward to hearing from you shortly.

Yours faithfully,



Stuart Anderson BTP MA MRTPI