



Appeal Statement of Case

Appeal by: Mr T. Waldron
Site address: Park Farm Barn, Lacock Road, Westrop, Corsham, Wiltshire. SN13 9QF
Development: Change of use of rural building to form Class C3 dwelling house
Our Reference: 2469A_Appeal Statement_

Land Development and Planning Consultants Ltd. is a Rural Planning Practice based in Corsham, Wiltshire. The Practice was established in 1989 to provide advice and representation on the range of town and country planning issues relating primarily to the countryside, villages and the market towns of Wessex. Clients include individuals, developers, legal and land agencies, commercial and residential developers, local authorities and amenity groups.

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1.0 Introduction

- 1.1 Land Development and Planning Consultants Ltd. have been instructed by Mr Terrance Waldron ('the Appellant') to appeal against Wiltshire Council's ('the LPA') decision to refuse planning application PL/2026/01149 which requested planning permission for change of use of rural building to form C3 dwellinghouse.
- 1.2 The decision was issued on 9th April 2026.
- 1.3 A copy of the officer's delegated report is reproduced as **Appendix 1** of this statement.
- 1.4 The decision notice cites one reason for refusal, which reads:
 - 1.4.1 *The site is located outside of a defined settlement boundary and is within the open countryside. The site not allocated for housing development and the proposal amounts to new residential development in the open countryside that is not related to the essential need of agriculture, forestry or other rural based enterprise. The proposal is therefore contrary to Wiltshire Core Strategy Core Policies 1, 2, 11, 60 and 61 (WCS and Saved Local Plan Policy H4 (NWLP) and paragraphs 2, 8, 11, 12, 48, 84 and 115 of the NPPF.*

2.0 Site Description

- 2.1 Attention is drawn to the SITE DESCRIPTION/CONTEXT section of the Case Officer's Report (**Appendix 1**) which provides a description of the appeal site and its environs.

3.0 Planning History of the Site

- 3.1 Attention is drawn to the PLANNING HISTORY section of the Case Officer's Report (**Appendix 1**), which sets out in detail the planning history relating to this site.
- 3.2 It will be noted that the planning history refers to applications 20/04961/FUL 're-use and extension to rural building to create single dwelling' and PL/2023/08789 'Lean-to store extension to dwelling'. While these applications relate to a different application site, 20/04961/FUL is for the same form of development, in close proximity, to the current appeal. The LPA's assessment and decision in relation to 20/04961/FUL is a material consideration to the current appeal, as such the supporting documents, delegated report and decision are reproduced as **Appendix 2** of this statement.

4.0 Planning Policy Framework

- 4.1 Attention is drawn to the RELEVANT LEGISLATION, POLICIES AND GUIDANCE section of the Case Officer's Report (**Appendix 1**), which sets out the national and local planning policies that provide the framework against which this development should be considered.

5.0 Consultations

- 5.1 Attention is drawn to the CONSULTATION RESPONSES and REPRESENTATIONS sections of the Case Officer's Report detailing the consultation process undertaken during consideration of the planning application.
- 5.2 It will be noted that the LPA's Conservation Officer raised no objection to the proposed development.



- 5.3 The Town Council raised no objection to the development subject to the proposed dwelling remaining ancillary to the dwellinghouse, which indicates that they did not appreciate the scope of development for which planning permission was sought, and must be assumed that they would have objected to an independent dwelling in this location, although there is no record of the detailed debate.
- 5.4 No other representations were made in relation to the application.

6.0 Case for the Appellant

6.1 The decision notice **cites one reason** for refusal, which is addressed in below.

6.1.1 Reason 1; The site is located outside of a defined settlement boundary and is within the open countryside. The site not allocated for housing development and the proposal amounts to new residential development in the open countryside that is not related to the essential need of agriculture, forestry or other rural based enterprise. The proposal is therefore contrary to Wiltshire Core Strategy Core Policies 1, 2, 11, 60 and 61 (WCS and Saved Local Plan Policy H4 (NWLP) and paragraphs 2, 8, 11, 12, 48, 84 and 115 of the NPPF.

6.2 The principal reason for disputing the decision to refuse the application, subject of this appeal, is the approach and policies that the LPA have taken in assessment of the proposed development which have resulted in the refusal of planning permission. It is the Appellant's assertion that the LPA have misdirected themselves in assessing the application as 'new residential development in open countryside' under CP1 and CP2, and saved policy H4 of the NWLP, rather than conversion of an existing rural building under CP48. This approach is inconsistent with the Development Plan and national planning policy, and conflicts with the LPA's assessment and approval for residential conversion of a similar, adjacent building.

6.3 The Case Officer's Report confirms that the LPA are unable to demonstrate a 5 year Housing Land Supply, and thus the *tilted balance* is engaged, and the policies which are most important to for determining the application are out-of-date. CP1 and CP2 are the principal policies for the delivery of housing in the WCS and by virtue of paragraph 11(d) of the NPPF are out of date. Reliance upon them to justify refusal of planning permission is incorrect, and planning permission should have been granted as per the direction of para.11(d).

6.4 Paragraphs 11(d)(i) and (ii) set out the circumstances where the direction of

para.11(d) should not result in planning permission; these circumstances are assessed below.

- 6.5 Footnote 7 clarifies that under para.11(d)(i), '*areas*' of particular importance refers to habitat sites or SSSI's, geographical protections such as Green Belt or National Landscapes. The appeal site does not fall within any such designation. Whereas '*assets of particular importance*' refers to designated heritage assets, which includes Conservation Areas and Listed Buildings; the appeal site lies within the Corsham Conservation Area and near to Grade II listed buildings. It will be noted that no objection has been raised to the proposed development by the LPA's Conservation Officer, and the Case Officer's report confirms there is no material conflict with the relevant Development Plan policies for the protection of heritage assets. As such, there is no reason for refusal under para.11(d)(i) of the NPPF.
- 6.6 Para.11(d)(ii) directs planning permission to be refused where '*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits*' and highlights the need to have regard to particular policies which are considered in turn below.
- 6.7 Notwithstanding the comments above regarding the relevance of policies CP1 and CP2, they remain key policies for directing development to sustainable locations. However, paragraph 4.25 of the WCS explains that 'exception policies' within the Strategy seek to respond to local circumstances and national policy, and in doing so represent additional sources of supply of new homes; CP48 is an exception policy, which supports the conversion and re-use of rural buildings, for a variety of purposes including for residential purposes. The Case Officer's Report regarding 20/04961/FUL (Appendix 2) considered CP48 the relevant policy to assess the conversion of the stables to a dwellinghouse, just 37m west of the appeal site.
- 6.8 Justification of the different approach taken by the LPA in consideration of the appeal development is limited, however two points appear to be forwarded. Firstly, that '*the building is not of an age, having been erected sometime after 2002*'. There

is no *age-test* within CP48 or the NPPF that would justify refusal of planning permission or prevent consideration of the development as a conversion or re-use of a rural building. The Coach House is a rural building that is no longer required for its originally approved and designed purpose, it is therefore relevant to consider the proposals under CP48.

- 6.9 An age-test can be found under Class Q(a) Part 3 of the GPDO which prevents development under Class Q of agricultural buildings that were not part of the agricultural unit for at least 10 years. While, not directly relevant to the case now before the Inspector, it does indicate the Government's position that agricultural buildings that no longer meet their approved and design-purpose can be considered for conversion to residential uses after a period of ten years. The Coach House has been completed and operational for well over 10 years, forms an established element of the built form of Westrop, but is no longer required for its original purpose and it is therefore entirely appropriate for the Appellant to explore alternative uses, as supported by CP48 of the WCS and para.84(c) of the NPPF.
- 6.10 The second point raised for not considering the appeal development as a conversion of an existing rural building is the operation of the section 106 agreement tying the use and ownership of The Coach House to Park Farm Barn.
- 6.11 The original planning consent for The Coach House was granted in 2005 under a different set of Local Plan and national planning policies. The specific circumstances at the time led the LPA to regulate the use and ownership of the building through use of a s106 agreement. The policy context has materially changed since that time. Given the recognised benefits, and sustainability, of re-purposing existing, sound rural buildings which are no longer required for their original purpose policies such as CP48 are now commonplace, together with para.84 of the NPPF and the range of permitted rights for rural buildings found in Part 3 of the GPDO, the original purpose and need for the s106 is no longer relevant to the current local and national planning policy context.

- 6.12 As the s106 agreement is over 5 years old it can lawfully be varied or discharged, and therefore it is of limited relevance to the consideration of the planning merits of the proposed development against the relevant current planning policies, as mentioned in para.2.13 of the Planning & Heritage Statement.
- 6.13 The Appellant contends that the LPA have misdirected their assessment of the application by focusing on the provisions of the s106, rather than the planning merits of the application, and the correct application of the relevant planning policies. CP48 is the most relevant policy for this scale and form of development, and supports the re-use of rural buildings, which will often lay outside of defined settlement boundaries. Having been tested against the (prevailing) NPPF, the WCS policies were found sound and thus represent an appropriate approach to sustainable development, it is concluded that CP48 must therefore deliver sustainable development, in sustainable locations, subject to meeting the policy tests therein. The Planning & Heritage Statement submitted in support of the application contains the assessment of the development against the criteria of CP48.
- 6.14 The Case Officer's finding in relation to application 20/04961/FUL (Appendix 2), agrees that the site is has reasonable access to local services and is '*adequately connected to surrounding settlements including Corsham and Lacock*'. The LPA offer no substantive evidence to justify why an alternative approach to decision-making, based on relevant policy and material planning considerations, has been applied to the development subject of this appeal.
- 6.15 Para.11(d)(ii) directs the LPA to consider whether the development will make effective use of land. As discussed above, the re-purposing of The Coach House represents a sustainable re-use of a structurally sound building which is an established part of the hamlet. The Viability Assessment presented with the application demonstrates that a residential use is the only viable long-term option for use and investment in the building; however, the LPA have failed to consider this assessment. The Case Officer's Report confirms that there is no objection in terms

of Design, character of the area, impact on heritage assets, residential amenity, nor would the proposals cause harmful highway impacts and the development can be served by appropriate parking provision. It is therefore unclear how the development can be considered to demonstrate a significant adverse impact that could result in the refusal of planning permission.

- 6.16 While the appeal development does not expressly propose affordable housing nor meet the WCS or NPPF threshold for such provision, the small scale and form of The Coach House means that in relative terms as a dwelling it will be affordable and a realistic prospect for younger purchasers.
- 6.17 In conclusion, Appellant contends that presumption to grant planning permission under para.11(d) is the relevant start point for decision-making and that exceptions to the presumption in favour, under para.11(d)(i), do not apply to this development.
- 6.18 In relation para.11(d)(ii), the Council has previously agreed with the Appellant that the Westrop is an appropriate location for the residential re-use of buildings in accord with CP60 & CP61 and para.115 of the NPPF, it is well connected to local centres and with appropriate access to services and facilities. The proposed development, by its nature, will make effective use of land by providing a modest dwelling through repurposing an existing sound rural building. The building has previously been found to be well-designed, complimenting the character and appearance of the hamlet and has now become an established element of the built form of Westrop.
- 6.19 The development will also provide a modest contribution to local housing supply, in the context of an LPA that can only currently demonstrate 2.42years and rely on windfall sites and exceptions policies to ensure a continuous supply of housing across the plan period (WCS para.4.24).
- 6.20 For these reasons, the benefits significantly and demonstrably outweigh any adverse impact of the development. As such planning permission should be granted in accordance with para.11(d) of the NPPF given its compliance with the provisions of



CP48 of the WCS.

- 6.21 As the development comprises only change of use, it is understood that appropriately worded conditions will be necessary to ensure appropriate control over future development is retained, particularly given the Conservation Area setting. The Appellant would welcome the opportunity to comment on approach to conditions proposed by the LPA in due course.



Appendix 1

Case Officer's Report to PL/2026/01149

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01149
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Park Farm Barn, Westrop, Corsham, SN13 9QF
DEVELOPMENT DESCRIPTION:	Change of use of rural building to form Class C3 dwellinghouse
RECOMMENDATION:	Refuse

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey building which has open fronted garaging / storage area at ground floor level, with space above shown on the submitted plans as being office space. The building was approved as an ancillary building to the main dwelling of Park Farm Barn, which is set some 30m to the east of the of the building, with a separate single-storey outbuilding located between these two buildings, as shown on the annotated Site Plan extract and photographs below. The building is a modern one, having been erected sometime between 2002 and 2008¹, the former showing the land as being agricultural at that time, as per the relevant extracts from publicly available aerial photographs below:



Site shown in context of the main dwelling; aerial photograph 2002



Photographs showing south and east elevations, and adjacent outbuilding

¹ Based on publicly available historic aerial photographs

Park Farm Barn itself is listed (Grade II), as are: (i) the residential dwelling to the immediate east of that dwelling Westrop House (Grade II), and (ii) Park Farmhouse which is set to the immediate south-west of the building – as shown on the map extract below; all of these (as well as the buildings on the opposite side of the rural road from which the buildings are accessed) fall within the Corsham Conservation Area.



Listed buildings within proximity of the application site

There are no Public Rights of Way crossing or adjacent to the site, and it is recorded as being within flood zone 1 and not at any elevated risk of flooding from any other source.

PROPOSAL

This application seeks the independent use of the building as a separate dwelling. The Description of Development applied for on the submitted application form references this as representing a change of use of the building, on the basis that since its erection it has been used for covered parking, office use and bed & breakfast accommodation; this is considered in more detail in this report. No external works to the building are proposed.

PLANNING HISTORY

Proposal / Summary
PL/2023/08789 - Householder planning permission Decision - Approve with Conditions Date: 19/12/2023 – Lean-to Store Extension to Dwelling
PL/2023/06506 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 31/8/2023 – 43 x Elm and Ash trees - fell on safety grounds - see attached Tree Survey Report
20/04961/FUL - Full planning permission Decision - Approve with Conditions Date: 11/9/2020 – Re-use and extension to rural building to create single dwelling
N/04/01039/COU - Full planning permission Decision - Approve with Conditions Date: 8/2/2005 – CHANGE OF USE OF OUTBUILDING TO BED AND BREAKFAST (RETROSPECTIVE)
N/03/02021/FUL - Full planning permission Decision - Approve with Conditions Date: 8/2/2005 – ERECTION OF BUILDING FOR OFFICE/COVERED PARKING

N/98/02408/LBDC - Listed building consent – LISTED BUILDING SUBMISSION OF DETAILS PURSUANT TO CONDITION NO 5 OF N.97.0890.LB - DETAILS OF STONWORK
N/97/00890/LBC - Listed building consent Decision - Unknown Date: 30/6/1997 – ERECTION OF OUTBUILDINGS & LOWERING OF BOUNDARY WALL (RESUBMISSION OF N/96/1752) OUTBUILDINGS/LOWER WALL
N/97/00889/FUL - Full planning permission Decision - Unknown Date: 30/6/1997 – ERECTION OF OUTBUILDINGS (RESUBMISSION OF N/96/1751) OUTBUILDINGS (RESUBMISSION)
N/96/00174/LBC - Listed building consent Decision - Unknown Date: 8/3/1996 – INTERNAL ALTERATIONS INTERNAL ALTERATIONS
N/93/01502/LBC - Listed building consent Decision - Approved Date: 4/10/1993 – CONVERSION OF BARN TO DWELLING, INCLUDING ROOF REPAIRS USE OF BARN AS DWELLING

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

- The Town & Country Planning Act 1990

National Planning Policy:

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

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 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 3 Infrastructure Requirements
- Core Policy 11 Spatial Strategy for the Corsham Community Area
- Core Policy 41 Sustainable Construction and Low-Carbon Energy
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58 Ensuring the Conservation of the Historic Environment
- Core Policy 60 Sustainable Transport
- Core Policy 61 Transport & Development

- Core Policy 62 Development Impacts on the Transport Network
- Core Policy 67 Flood Risk

Draft Wiltshire Local Plan Policies

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Corsham Neighbourhood Plan (made Nov.2019)

Policy CNP ED1 – Ecology and Design

Policy CNP E1 – Conserve and Enhance Biodiversity

Policy CNP E2 – Achieving Sustainable Development

Policy CNP HW4 – Future-Proofing Design

Policy CNP HE1 – Design Quality

Policy CNP HE2 – Innovative Design and Historic Context

Policy CNP T1 – Transport impacts

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)
 - Active travel infrastructure design standards 2022
 - Active travel parking standards and design guide 2022
- LTN1/20 – Cycle Infrastructure Design (July 2020)
- Wiltshire Housing Site Allocations Plan, adopted 25 February 2020
- Open Space provision in New Housing Developments – A Guide (Supplementary Planning Guidance) and Wiltshire Council's Playing Pitch Strategy February 2017

ISSUES

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

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Are there any other planning issues raised by the development?

CONSULTATION RESPONSES

WC Conservation: No objection

Corsham Town Council: Comment – acceptable subject to a condition to ensure use of the dwellinghouse remains ancillary to the main house and is not used as a separate dwelling.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

No representations were received with regard to this application.

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

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in: Principal Settlements, Market Towns, Local Service Centres, Large and Small Villages, and outside the defined settlements development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.

- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

In addition, the Planning & Heritage Statement submitted in support of the application maintains that Core Policy 48 (WCS) is also applicable (as referenced at paragraph 4.25 of the WCS) inasmuch as this relates to the conversion of existing rural buildings.

Assessment

The building is not of age, having been erected sometime after 2002. When that planning permission was granted, a legal agreement was entered into which sought to ensure that the building remained part of the same planning unit in perpetuity. Relevant extracts from that legal agreement are extracted below (with the 'Red Building' being this current application building):

- *"... the Red Building shall be used only for purposes ancillary to the residential use of the dwellinghouse situate [sic] on the Land and shown for the purposes of identification coloured blue on the plan herein ('the House') or for such use on the ground floor together with the use of the upper floor for office purposes by the occupier of the House in connection with the use of the land shown for the purposes of identification cross hatched on the plan herein ('the Yard') for the storage of building materials and provided that the Green Building shall not become an independent dwelling and provided that the Red Building the Green Building and the House shall remain in the same ownership and pursuant to the covenants herein*
- *"a) the owner will not cause or permit the Red Building to be used for any purpose except as accommodation ancillary to the residential use of the House and the Green Building provided that the use of the ground floor of the Red Building for such ancillary purpose together with the use of the upper floor of the Red Building for office use by the occupier for the time being of the House in connection with the said occupier's use of the Yard for the storage of building materials shall be deemed not to be in breach of this Agreement*
- *"b) the owner will not cause or permit the Red Building or the Green Building to be used as a separate dwelling*
- *"c) the owner will not sell or lease for any term or otherwise dispose of the Red Building unless such sale or lease or other disposition shall include the Green Building and the House*
- *"d) the owner will not sell or lease for any term or otherwise dispose of the Green Building unless such sale or lease or other disposition shall include the Red Building and the House*
- *"e) the owner will not sell or lease for any term or otherwise dispose of the House unless such sale or lease or other disposition shall include the Red Building and the Green Building*

As such, it is clear that the building is legally required to remain part of the same planning unit as Park Farm Barn, and used in an ancillary manner. Although the building benefits from a permission for its use as bed-and-breakfast accommodation, this is in an entirely ancillary manner, as has been any use of the building as 'office' space.

The reason for the requirement for this legal agreement was to ensure the building did not become a separate residential unit. This was (presumably) due to the location of the site and conflict with the principle of providing additional dwellings in an unsustainable location. Whilst the site is not in an 'isolated' location in a technical sense, it remains located at a place occupants would be largely reliant on the private car and that the potential for the use of genuine, usable, or practical alternative modes of transport is very limited. The site is located in the countryside in terms of planning policy and is some distance from any designated settlement. As such, the principle of introducing an additional dwelling remains as it did during the determination of the previous application and legal agreement, namely that it is not supported as it would conflict with the settlement and delivery strategy of the Development Plan, specifically Core Policies 1, 2 and 11 (WCS).

In terms of the location of the site, this is not considered to accord with the objective of these policies, and would also conflict with the broad aims of the NPPF which seeks to promote sustainable development and reduce growth in the length and number of motorised journeys, as set out at paragraphs 84, 110 and 115, the latter two of which are referenced at Footnote 9. The location of the site thus also gives rise to conflict with the sustainable transport objectives of the Core Strategy and NPPF, in particular Core Policies 60 and 61. Overall, this conflict is afforded significant weight against the proposal.

The building is such that it appears as an ancillary building, with garaging space below and with storage / accommodation above being fairly typical form of ancillary building. Whilst the reference to Core Policy 48 is noted, this policy is clearly targeted at 'rural' buildings and it is not of any direct relevance to ancillary domestic buildings such as this.

Whilst each case must be treated on its own merits, a number of other recent appeal decisions in the County² demonstrate that, particularly for small scale proposals away from settlements towards the higher end of the hierarchy where the benefits (to housing land supply and other matters) are limited, the planning balance must still be applied.

Conclusion

Given the nature and location of the site, any future occupants would be largely reliant on the private car and that the potential for the use of genuine, usable, or practical alternative modes of transport is very limited. As such, the rationale and reason for the imposition of the legal

² For example:

3354426 Land to the south of 1 Townsend, Great Cheverell, Devizes SN10 5TL (09 April 2025)

3355552 Land at Chittoe Heath, Bromham, Wiltshire (09 April 2025)

3357063 16 Kings Avenue, Corsham, SN13 0EF (24 April 2025)

3346470 Land off Church Road, Luckington, Wiltshire SN14 6PD (25 April 2025)

3352933 Land west of Stonewold House, Alderton Lane, Grittleton SN14 6AN (03 June 2025)

3362227 Land adjacent to 8 Bishopstrow Road, Warminster, BA12 9HQ (08 July 2025)

3361383 Land at Willowfield House, Foxley Road, Malmesbury, SN16 0JQ (15 July 2025)

3367300 Land at 20 Malmesbury Road, Cricklade, SN6 6RH (27 November 2025)

3371671 Land at The School, The Green, Biddestone, SN14 7DG (19 December 2025)

agreement when the building was approved remains valid and applicable to the current circumstances.

5 Year Housing Land Supply

The Wiltshire Housing Land Supply Statement (June 2025) provides the latest position on the Council's ability to demonstrate a five-year supply of deliverable housing land, which is a material consideration in the determination of planning applications.

The National Planning Policy Framework was revised in December 2024. This has reintroduced the requirement to meet five years' worth of deliverable sites and a buffer to be applied to the five-year housing requirement in all circumstances, and has revised the Local Housing Need calculation to establish the five-year housing requirement. These factors have resulted in a substantial increase in the five-year housing requirement to be met from the previous calculation. When this is assessed against the housing land supply which can be delivered within five years, the recalculation shows a significant reduction in the number of years supply. The resulting position shows that the Council can currently demonstrate a 2.42 years housing land supply of housing at a unitary authority level. This is considered to be a substantial shortfall.

The absence of a five-year housing land supply is a material consideration in the determination of this application. In accordance with Paragraphs 78 and 11(d) of the National Planning Policy Framework (NPPF), for applications involving the provision of housing, where there is a shortfall in the supply of deliverable housing sites, the most important policies for determining the application should be considered out of date. The current housing land supply shortfall is a factor that must be considered in the planning balance and in this case, as a five-year housing land supply cannot be demonstrated, the weight that can be applied to the most important policies for determining this application should be assessed and altered in the light of the shortage in housing land supply. The proposal must be assessed against the national policy context of the need to boost housing supply and the benefits of delivering new homes whilst having particular regard to the key policies set out in paragraph 11(d)(ii) and Footnote 9 of the NPPF.

Design and Impact on the Character and Appearance of the Area

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.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment and Conclusion

The building is existing and its design and appearance does not of itself give any cause for objection. As noted above, it is a building of relatively standard design and appearance as an ancillary building, and despite being a recent addition to this historic setting does not look incongruous in terms of design and appearance due to its quality.

As such, there is no objection to the application for reasons of design and appearance in terms of Core Policy 57 (WCS) and HE1 and HE2 (CNP).

Impact on Heritage Assets

Policy Context

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. In particular:

Paragraph 208 requires LPAs should “avoid or minimise any conflict” between the heritage asset’s conservation (which includes achieving its optimum viable use) and any aspect of a proposal.

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable new uses and of new development making a positive contribution to local character and distinctiveness.

Paragraphs 212 requires “great weight” to be given to an asset’s conservation “irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213 advises that harm to the significance of a designated heritage asset should require “clear and convincing justification”.

Paragraphs 213-215(214-216) require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 220 advises that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm or less than substantial harm as appropriate.

The Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing 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.

Assessment and Conclusion

The application relates to an existing building and as such the extent of heritage harm arising is minimal. No external alterations are proposed and as such there is not considered to be any material conflict arising with Core Policy 58 (WCS), HE1 and HE2 (CNP), or Section 16 of the NPPF.

Whilst concern regarding the loss of garage space for the main dwelling, and any consequent pressure for such for both the main dwelling and also this building, should permission be granted, is valid, that does not form part of this application proposal and as such cannot be considered in the planning balance.

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.

The relationship and layout of the subject building with the main dwelling is one of ancillary arrangement, with the building facing directly into the rear garden area of the main dwelling, at a relatively close distance of some 8m. However, the distances between the two buildings themselves is some 32m and as such, it is not considered that the direct overlooking of the garden area would be sufficient of itself to warrant a reason for refusal.

There are no other amenity issues arising, including loss of light / overshadowing, or noise impacts, given the proposed introduction of a residential use to the immediate locality. As such there is not considered to be any conflict with Core Policy 57 (WCS).

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment and Conclusion

Given the nature and scope of the application the Highway Officer has not been directly consulted on this application. Whilst there is unlikely to be any highways safety impact arising, the nature and location of the site, being within the open countryside in terms of planning policy and not well connected to any services or facilities by sustainable means of transport, means that the locational aspects of the application site in terms of Core Policies 60 and 61, as well as paragraphs 84 and 115 of the NPPF (the latter of which is referenced at Footnote 9 of paragraph 11).

Other matters

As the works relate to the conversion of an existing building and no external works are proposed, there are no **ecology** impacts or issues arising, and the proposal falls within the de minimis exemption from biodiversity net gain (BNG). Similarly there are no **flood risk or drainage** matters arising.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date

development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan.

The application proposal is for the conversion of a garage building to a single dwelling on a site located in the countryside and distant from any designated settlement. As such, the application proposal conflicts with the locational policies of the development plan: CP1, CP2 and CP11 (WCS) as well as CP60 and 61 for similar reasons. From a planning policy perspective, the proposal would not constitute sustainable development and thereby also conflicts with the aims and objectives of the NPPF. The Council's settlement strategy set out in the Core Strategy clearly directs applicants to the locations that it has assessed as being sustainable and suitable for new development and to reduce reliance on the private car for the majority of journeys.

It is accepted that the Council is currently unable to demonstrate a five year supply of housing sites and as such the 'tilted balance' set out at paragraph 11(d) of the NPPF is engaged, with the delivery of housing carrying significant weight. This requires that, where the development plan policies are out of date, planning permission should be granted unless: *"(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."*

In terms of benefits, the proposal would make a minor positive contribution to the supply of housing in terms of providing an additional unit. However, the proposal is for a single dwelling and as such, its benefits to housing supply would be relatively limited. There are no material construction benefits arising (other than relatively limited internal works). Future occupiers would make social and economic contributions to the wider community area, but this is counter-balanced by the loss of any tourist spend within that catchment. There is no benefit in terms of biodiversity net gain as the application proposal is exempt under the 'de minimis' exemption.

In this case the adverse impacts identified in terms of the relatively remote location of the site in terms of the possibility of accessing the site through sustainable modes are considered to significantly and demonstrably outweigh the limited benefits arising from the erection of a single dwelling, when assessed against the policies in the NPPF and the development plan as a whole. For these reasons it is recommended that planning permission should be refused.

RECOMMENDATION:

That Planning Permission be REFUSED for the following reason:

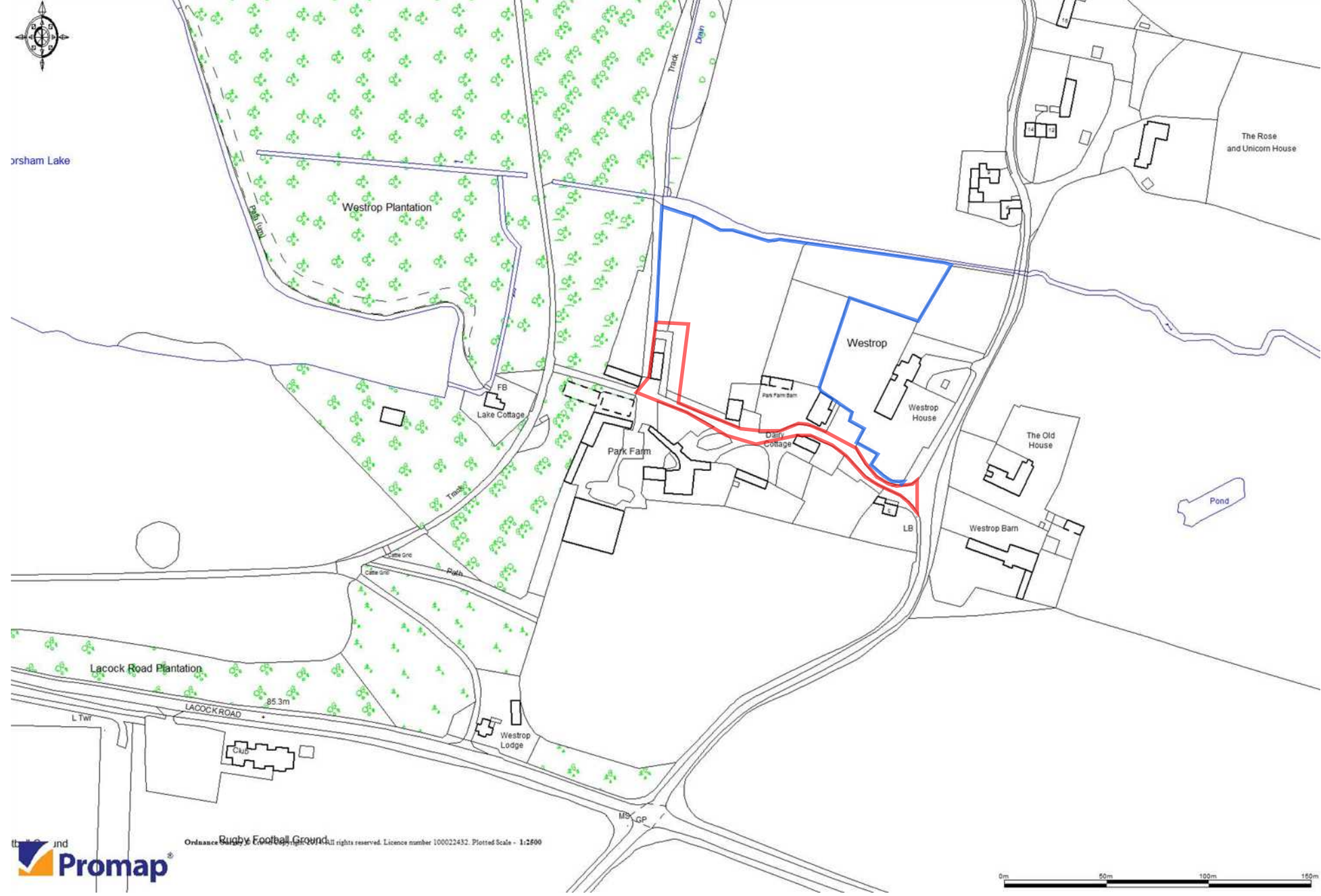
1. The site is located outside of the defined settlement boundary and is within the open countryside. The site is not allocated for housing development and the proposal amounts to new residential development in the open countryside that is not related to the essential need of agriculture, forestry or other rural based enterprise. The proposal is therefore contrary to Wiltshire Core Strategy Core Policies 1, 2, 11, 60 and 61 (WCS) and Saved Local Plan Policy H4 (NWLP) and paragraphs 2, 8, 11, 12, 48, 84 and 115 of the NPPF.



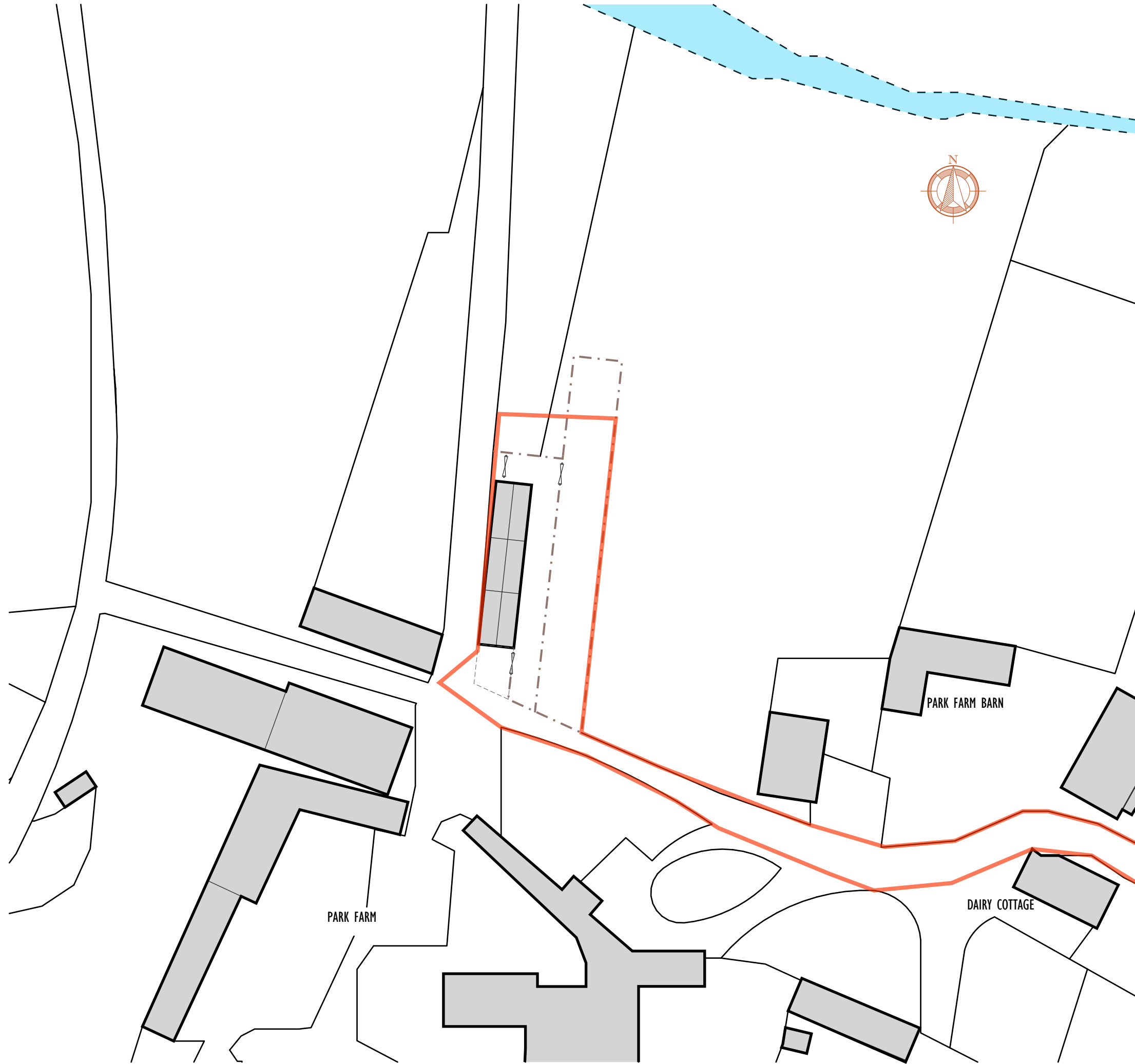
Appendix 2

Planning consent 20/04961/FUL

- Location plan
- Site plan as existing
- Site plan as proposed
- Case Officer's Report
- Decision Notice



REVISION	DRAWING No.	01	PROJECT NO. IDC.2246 PROJECT Stables at Park Farm, Westrop	DESCRIPTION Location Plan SCALE 1:2500 @ A3	DATE September, 2020	The Studio, 82 Broadmead, Corsham, SN13 9AP	All dimensions to be checked on site. Drawing for planning purposes only - Not for construction. Reproduction of this drawing is prohibited without the consent in writing of Land Development & Planning Consultants Ltd. Site plans are reproduced from the Ordnance Survey sheets with the permission of The Controller of HM Stationery Office. Crown Copyright Reserved. Licence Number AL545755.	LD PC Land, Development & Planning Consultants Ltd
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REVISION	DRAWING No.	02	PROJECT NO.	LDC.2246	DATE	September, 2020	The Studio, 82 Broadmead, Corsham, SN13 9AP	All dimensions to be checked on site. Drawing for planning purposes only - Not for construction. Reproduction of this drawing is prohibited without the consent in writing of Land Development & Planning Consultants Ltd. Site plans are reproduced from the Ordnance Survey sheets with the permission of The Controller of HM Stationery Office. Crown Copyright Reserved. Licence Number AL54555.	LD PC Land, Development & Planning Consultants Ltd
	B	DESCRIPTION	Site Plan	SCALE	1:500 @ A3				

CASE OFFICER'S REPORT

Application Reference: 20/04961/FUL
Date of Inspection: 20/07/2020
Date site notice posted: 20/07/2020
Date of press notice: n/a

SITE ADDRESS Park Farm Stables, Lacock Road, Westrop, Corsham, SN13 9QF

PROPOSAL Re-use and extension to rural building to create single dwelling

SITE & PROPOSAL

The application relates to a stable building associated with Park Farm Barn in Westrop. The subject building is constructed on a sloping site in linear arrangement and comprises of three connected sections stepping down with the topography of the site from south to north. The building is described as being in use a gym, domestic storage, equestrian storage, stables, and tack room although there is no planning history relating to an ancillary domestic use. The southern and middle section of the building are of traditional construction formed from local stone with steep dual pitched roof. The northern-most section is of modern block construction clad with timber.

This application seeks permission to convert the existing building into habitable accommodation to create a new 2 bed-roomed dwelling. The proposal includes an extension to the building and provision of patio area, garden and two parking spaces.

The site falls outside of the settlement boundary of any nearby town or village but is within the Corsham Conservation Area. There are a number of Grade II listed buildings nearby including Park Farm House, Barn at Park Farm and Westrop House. The closest public Right of Way (CORM3) runs east to west approximately 127m to the south of the site.

POLICIES

Wiltshire Core Strategy 2015 (WCS):

CP 1 Settlement Strategy
CP 2 Delivery Strategy
CP11 The Spatial Strategy: Corsham Community Area
CP48 Supporting Rural Life
CP50 Biodiversity and Geodiversity
CP51 Landscape
CP57 Ensuring High Quality Design and Place Shaping
CP58 Ensuring the Conservation of the Historic Environment
CP61 Transport and New Development
CP64 Demand Management

National Planning Policy Framework 2019 (NPPF):

Chapter 5	Delivering a sufficient supply of homes
Chapter 9	Promoting sustainable transport
Chapter 12	Achieving well-designed places
Chapter 15	Conserving and enhancing the natural environment
Chapter 16	Conserving and enhancing the historic environment

ISSUES

- Principle of the development
- Residential amenity
- Scale, Design & visual impact area
- Highways
- Heritage Considerations
- Ecology

REPRESENTATIONS

None received

CONSULTATIONS

Corsham Town Council: No objection

Resolved: that no objection be raised to the design, with the proviso that

- i) The design incorporates bat boxes as recommended in the Corsham Neighbourhood Plan Batscape Strategy, and*
- ii) The case officer is assured that the proposals fit the criteria of Core Policy 48*
- iii) The opportunities to provide a long-lasting house sparrow nest box on the building and to provide bee bricks in the walls of the new extension be implemented as per the preliminary ecological appraisal.*

Highways: No objection, noted open countryside location.

Ecology: No objection subject to conditions

ASSESSMENT

All planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004). The Development Plan Policy Framework is provided by Wiltshire Core Strategy.

Principle of Development

In the interests of promoting sustainable development and the protection of the countryside the policies of the plan seek to restrict all new residential development to locations within the Limits of Development defined for towns and villages. The WCS includes a settlement strategy, Core Policy 1 'Settlement Strategy' and Core Policy 2 'Delivery Strategy' outline that there is a presumption in favour of sustainable development within the Principal Settlements, Market Towns, Local Service Centres and Large Villages and development should be restricted to within the limits of development other than in exceptional circumstances as set out within the relevant core policies contained within the plan (outlined within paragraph 4.25 of the WCS i.e. rural exception sites and specialist accommodation).

The site falls within the Corsham Community Area, however the site itself falls outside of the defined limits of development of nearby settlements and for the purpose of assessing the planning merits of the proposal falls within 'open countryside'. The principle of new residential development can therefore only be considered under the WCS exception policies, in this case Core Policy 48 'Supporting Rural Life' is the relevant policy. The policy specifies that:

"Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where it satisfies the following criteria:

- i. the building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building; and*
- ii. the use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and*
- iii. the building can be served by adequate access and infrastructure; and*
- iv. the site has reasonable access to local services; or*
- v. the conversion or reuse of a heritage asset would lead to its viable long term safeguarding.*

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy".

Under CP48 the use of the building for employment, tourism or community uses must be considered at first. The planning statement explains that due to the applicant's personal need for accommodation alternative uses have not been considered in detail. In this case, it is not considered that the personal circumstances of the applicant would justify residential development in this open countryside location as appropriate accommodation could easily be provided elsewhere. On visiting the site it is considered that due to the limited space within the building and site overall, any potential for community, employment or cultural uses would be limited. Whilst a tourism use of the building is not necessarily considered incompatible with the site, given the lack of surrounding infrastructure and association with nearby attractions, a tourism use would not be

insisted upon. It is therefore appropriate to consider the relevant criteria above in respect of the proposed residential development. The proposal considered against the relevant criteria of exception Policy 48.

i. the building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building; and

Comment:

Modification to the building to enable the proposed change of use includes a gabled extension to provide an open plan living space required for accessible living for the applicant. The stable building is evidently of solid construction and is in good condition. Other than the extension most of the conversion works involved upgrading internal finishes. The design of the extension mimics the gable from of the existing building and matching materials are used throughout. As a result, the original character of the building would be preserved. It is accepted that the building structurally sound and capable of accommodating the proposed conversion works without major rebuilding.

ii. the use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas

Comment: As explained above the proposal involves converting and upgrading the existing building with a simple extension adopting a gabled form in keeping with the original building. The choice of external materials and fenestration, reusing existing openings where possible, would be entirely in keeping with the existing buildings and others nearby. The revised proposal has addressed concerns in relation to the extents of residential curtilage which had originally been shown to extend in linear form into the open countryside. The revised proposal now contains the new garden area within land which appears to be used in conjunction with the stables and only extending towards the existing residential property, avoiding unnecessary encroachment of domestic development into the countryside

The extension is not overly large and the building is set well away from other residential properties in any case. As a result, there are no concerns in relation to amenity impacts in terms of loss of light or overbearing development. Overall there are no increased impacts on residential amenity resulting from the conversion of the building as proposed. The application proposes a modest one bed-roomed dwelling - the anticipated vehicle movements associated with residential occupation at this intensity is unlikely to cause a significant level of disturbance to any nearby residents.

iii. the building can be served by adequate access and infrastructure;

Comment: The site is accessed via a private track off the main road leading through Westrop approximately 200m from the cross roads with Lacock Road. The site is located approximately 1.3km east of Corsham and 3.5km west of Lacock. Adequate car parking provision for the new dwelling can be accommodated within the site. The Highways Officers have raised no objection to the proposal (see detailed comments in highways section below).

The plans indicate that surface water drainage will connect to the existing water course. There are no concerns in relation to surface water or ground flood risk. A Separate application for Land Drainage Consent (LDC) will be required for any additional discharge to a water course and any works within 8m. The foul drainage is described as package treatment plant. Building regulations will apply to this installation and other permits, including from the Environment Agency and separate Land Drainage Consent may be required depending on the method of discharge (further discussion in drainage section below).

iv. the site has reasonable access to local services; or

Comment: The site is situated along a private track leading the main road running through the village. This part of the road network is adequately connected to surrounding settlements including Corsham and Lacock where bus links are available to wider destinations.

v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

Comment: The building is not considered to be a heritage asset although it is of traditional stone construction and has some attractive features worthy of retention. The building is not prominent in the public realm but it does make a positive contribution the visual amenity of the immediate area. Finding an appropriate use for this building will protect its contribution to the character of the surrounding area.

In summary of the above points, the proposed building appears to be capable of conversion and the alterations to facilitate the proposed residential use would not detract from the visual amenities of the surrounding area or significantly impact the residential amenity of nearby occupiers. The building is served by adequate access and infrastructure, and has reasonable access to local services. Therefore, the development is considered to comply with Core Policy 48 and the conversion is acceptable in principle.

Residential Amenity

The building is relatively isolated with the closest residential property being Park Farm approximately 30m to the south. The proposed dwelling is single storey with limited extensions to the northern end of the building. Accordingly, the proposal does not give rise to any concerns in relation to overlooking, loss of light or overbearing development. An adequate level of amenity and outdoor space will be provided for future occupants of the new dwelling.

Scale, design and visual impact

Core Policy 57 requires a high standard of design in all new developments. It states that development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Core Policy 51 states that development should protect, conserve and where possible, enhance the landscape character.

The proposal involves converting the existing building with modest extension and alterations which are considered to be in keeping with the traditional character of the original building and the character of the area more generally. With the curtilage now revised, the proposal is unlikely to result in any significant visual impact on the surroundings or wider landscape. The drawings indicate a post and rail fence along the south/north west boundaries and this is considered to be acceptable for the rural setting.

Heritage Considerations

The site is located within Corsham Conservation Area. There are a number of Grade II listed buildings nearby including Park Farm House, Barn at Park Farm and Westrop House. Core Policy 58 is relevant in this case as it states that development should protect, conserve and where possible, enhance the historic environment.

Sections 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities in determining planning applications affecting a Listed Building or Conservation Area to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses; and to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

The proposed extension and alterations to the existing building are sensitive to the rural character of the original stable and surrounding area. The simple design and use of matching materials will ensure the development integrates effectively into its surroundings. The resultant single storey dwelling would not intrude into, or detract from views of the nearby listed buildings. The closest being Park Farm House approximately 30m to the south. Conditions are recommended to secure matching materials and conservation style roof-lights.

In light of the above considerations, the setting of the listed buildings would be unharmed by the proposal. For the same reasons the character and appearance of this part of the conservation area would be preserved.

Highways

Officer comments as follows -

The application seeks permission to reuse and convert an existing stable building to form a single dwelling adjacent to Park Farm Barn, Park Farm, Westrop.

As this would lead to a separate dwelling outside of identified development boundaries, the proposal would usually attract an adverse highway recommendation on sustainability grounds as follows:

The site is located outside of any settlement policy boundary, raising concerns with regards to the sustainability of the site for residential development due to the likely reliance upon the private car for any occupants and their visitors. This proposal is therefore, in my opinion, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9, paras 102, 103, 108 & 110 of the National Planning Policy Framework 2018, which aim to reduce the need to travel particularly by

private car and encourage the use of sustainable transport alternatives. However I shall be guided by you on this sustainability issue and wish to advise with regard to highways in the instance that you would be minded to permit dwellings in this location.

The proposals do not seek to alter the existing access from Lacock Road, a C Class road subject to a speed limit of 60mph. This access would be deemed suitable for the minimal traffic movements indicated within the report, the anticipated movements from one dwelling would not be considered of detriment to the surrounding highway network, however the location would mean that there would be a heavy reliance on the private motor vehicle as mentioned above.

The parking provision is in accordance with the minimum residential standards set out by Wiltshire Council, and therefore deemed acceptable.

Other than the highlighted sustainability issues, I would have no other objection to the proposals with regard to highways.

Drainage

As discussed above, the application (Drainage Report) proposes surface water to discharge to an existing watercourse via flow control device. A foul water to package treatment plant is also proposed to discharged to the same watercourse. The applicant should note that Land Drainage Consent will required for additional discharges to, and work in proximity to, the water course. The applicant should also ensure relevant permits are obtained from the Environment Agency as necessary. Informatives can be included to this effect.

Ecology

A preliminary ecological survey was submitted with the application and this has been reviewed by the ecology team. Officers are satisfied with the survey findings and raised no objection. A condition is requested to ensure the proposal is carried out in accordance with the recommendations within the survey report, including replacement opportunities for birds, bats and insects. A further condition is recommended to limit external lighting.

CONCLUSION

The proposed development is considered to be acceptable in principle. The development is broadly compliant with the criteria of Core Policy 48 and meets the standards expected under Core Policies 51, 57 & 58 in terms of landscape impact, heritage, design and residential amenity. The revised proposal would preserve the rural countryside character and appearance of the surrounding area. The highways and ecological impacts associated with the development are also considered to be acceptable. Taking into account all of the above considerations, it is found that the application complies with the development plan and the relevant sections of the National Planning Policy Framework. In the absence of any material considerations indicating otherwise, planning permission should be granted.

RECOMMENDATION

That Planning Permission should be GRANTED subject to the following 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:

03 Existing Elevations & Floor Plan

06 Proposed Floor Plan

07 Proposed Elevations

(all received 9 July 2020)

01 E Location Plan

02 B Existing Site Plan

04 A Proposed Site Plan 1:500

05 B Proposed Site Plan

(all received 2 September 2020)

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4 The roof-lights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 5 The development hereby permitted shall be carried out in accordance with the recommendations in the submitted CTM Wildlife PEA report (June 2020), including the

provision of replacement opportunities for birds, bats and insects.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

- 6 No external lighting shall be erected to illuminate the application site other than that controlled by passive Infrared sensor to come on only as required specifically for health and safety purposes.

REASON: To minimise unnecessary light spillage above and outside the development site and to minimise disturbance to foraging and commuting bats.

- 7 INFORMATIVE TO APPLICANT:

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.

- 8 INFORMATIVE TO APPLICANT:

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.

- 9 INFORMATIVE TO APPLICANT:

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse. An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Further guidance, forms and details of fees are available here:

<https://www.wiltshire.gov.uk/civil-emergencies-land-drainage-ordinary-watercourse>

10 INFORMATIVE TO APPLICANT:

The applicant should note that an Environmental Permit may be required for the operation and discharge relating to the package sewage treatment plant.

For more guidance on environmental permits, please consult the Environment Agency's website.

11 INFORMATIVE TO APPLICANT:

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.

12 INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

Town & Country Planning Act 1990

Notification of Full Planning

Application Reference Number: 20/04961/FUL

Agent LD&PC Ltd The Studio 82 Broadmead Corsham SN13 9AP England	Applicant Mr T A WALDRON Park Farm Barn Lacock Road Westrop Corsham SN13 9QF
Particulars of Development: Re-use and extension to rural building to create single dwelling	
At: Park Farm Stables, Lacock Road, Westrop, Corsham, SN13 9QF	

In pursuance of its powers under the above Act, the Council hereby grant **PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following 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:

03 Existing Elevations & Floor Plan
06 Proposed Floor Plan
07 Proposed Elevations
(all received 9 July 2020)

01 E Location Plan
02 B Existing Site Plan
04 A Proposed Site Plan 1:500
05 B Proposed Site Plan
(all received 2 September 2020)

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4 The roof-lights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 5 The development hereby permitted shall be carried out in accordance with the recommendations in the submitted CTM Wildlife PEA report (June 2020), including the provision of replacement opportunities for birds, bats and insects.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

- 6 No external lighting shall be erected to illuminate the application site other than that controlled by passive Infrared sensor to come on only as required specifically for health and safety purposes.

REASON: To minimise unnecessary light spillage above and outside the development site and to minimise disturbance to foraging and commuting bats.

- 7 INFORMATIVE TO APPLICANT:

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.

- 8 INFORMATIVE TO APPLICANT:

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.

- 9 INFORMATIVE TO APPLICANT:

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991.

Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse. An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Further guidance, forms and details of fees are available here:

<https://www.wiltshire.gov.uk/civil-emergencies-land-drainage-ordinary-watercourse>

10 INFORMATIVE TO APPLICANT:

The applicant should note that an Environmental Permit may be required for the operation and discharge relating to the package sewage treatment plant.

For more guidance on environmental permits, please consult the Environment Agency's website.

11 INFORMATIVE TO APPLICANT:

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.

12 INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

Signed

Sam Fox

Director Economic Development & Planning

Dated: 11 September 2020

Town and Country Planning Act 1990
PERMISSION FOR DEVELOPMENT
NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

Appeals where an enforcement notice has been issued. Article 33 (2) (b) & (c) of the Town and Country Planning (Development Management Procedure) (England) Order 2010, provides that a shorter time limit to appeal to the Secretary of State shall apply where an enforcement notice has been served, as follows:-

'Type A appeal', 28 days from— the date of the notice of the decision or determination giving rise to the appeal; or

expiry of the specified period;

'Type B appeal', 28 days from the date on which the enforcement notice is served;

['Type A appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) was served no earlier than 2 years before the application is made;

(b) was served before— (i) the date of the notice of the decision or determination giving rise to the appeal; or (ii) the expiry of the specified period; and

(c) is not withdrawn before the expiry of the period of 28 days from the date specified in sub-paragraph (b);

'Type B appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) is served on or after— (i) the date of the notice of the decision or determination giving rise to the

appeal, or (ii) the expiry of the specified period;

(b) is served earlier than 28 days before the expiry of the time limit specified— (i) in the case of a householder appeal, in paragraph (2)(a) of the Order; or (ii) in any other case, in paragraph (2)(d) of the Order; and

(c) is not withdrawn before the expiry of the period of 28 days from the date on which the enforcement notice is served.]”

3. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
5. **Discharge of Conditions.** There is now a fee for applications to discharge planning conditions, details of which are set out on the Council’s website. The fee is payable per request and not per condition. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made by using the 1 APP forms which are available on the Councils Website or the Planning Portal.

You are advised that the local planning authority has up to 12 weeks to consider the request, that you apply well in advance of when you intend to start work
6. **Street naming and numbering.** If this permission relates to the creation of new dwellings/commercial units or conversion of buildings into dwellings/commercial units, you are required to apply for street naming and numbering to ensure that the new buildings are allocated accurate addresses and registered with the Royal Mail. Relevant application forms, guidance notes and fee sheets are available to download at <http://www.wiltshire.gov.uk/planninganddevelopment/streetnaming> or you can contact the Address Information Team on 01225 770508 or by email at streetnaming@wiltshire.gov.uk
7. **Informative** There is a legal duty of care incumbent on the customer and contractor that all commercial waste generated as a result of the works hereby authorised is safely contained, transported and disposed of lawfully in line with the Environmental Protection Act 1990 and Environmental Permitting Regulations 2016 (as well as any other related legislation). Failing to do so can lead to individuals or organisations being prosecuted for unlawful waste management.