



**Planning Report for Change of use and conversion of a curtilage listed barn at the  
pub to holiday let purposes,  
following cautiously upbeat local consultation during September 2021**

**The Compasses, Lower Chicksgrove, nr Tisbury SP3 6NB**

**The proposal:**

"Restore, alter and extend curtilage listed (Gd II) barn (ancillary to pub) to create x2 holiday lets, new car park layout (21cps) and permeable surface, new c. 1m retaining timber-sleeper wall to perimeter hedge and landscaping."

**The Proposal and Site and surrounding area:** please refer to the Heritage Impact Statement (including Design, Access and Landscaping) by Heritage Architect Gerry Steer and the various photographic studies of the barn and the surrounding setting and the detailed existing and proposed plans, elevations and sections and the Construction Method Statement. There is also an ecology and bat emergency survey report (August / September 2021) that confirms that a 'bat licence' would need to be secured, if planning and listed building consent is granted, before any work can begin, by Ahern Ecology.

National Planning Policy Framework (July 2021)

- 2. Achieving Sustainable Development
- 4. Decision-making
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

Wiltshire Core Strategy

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 39 Tourist Development
- Core Policy 48 Supporting rural life
- Core Policy 51 Landscape
- Core Policy 57 Ensuring high quality design and place shaping
- Core Policy 58 Ensuring the Conservation of the Historic Environment

## RELEVANT HISTORY

None to speak of.

## PLANNING ISSUES

- Principle of development
- Impact on the setting of the listed building and on the surrounding area of the AONB
- Impact on amenity
- Highways
- Ecology

### Principle of development

The application site is a detached barn situated within the curtilage of the Grade II listed The Compasses Inn, which lies in the hamlet of Lower Chicksgrove and wider Cranborne Chase AONB.

Core Policy 39 supports rural development, including holiday let accommodation that re-uses existing rural buildings, but only in certain specific circumstances where it can be demonstrated that all of the following criteria are met:

- *"i. There is evidence that the facilities are in conjunction with a particular countryside attraction;"*
  - ✓ **Benchmark: In this case the proposal is part of The Compasses Inn – a "countryside attraction."**
- *No suitable alternative existing buildings or sites exist which are available for re-use;*
  - ✓ **Benchmark: In this case there are no alternative buildings suitable for new holiday let(s), as all other parts of the pub are already used, including for holiday let purposes.**
- *The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas;*
  - ✓ **Benchmark: The design is sympathetic to the hamlet and surrounding AONB and would not detract from the countryside.**
- *The building is served by adequate access and infrastructure;*
  - ✓ **Benchmark: The vehicular access to the pub is by way of country lane that is in predominantly single track. However, the proposed use is small-scale and unlikely to significantly increase local traffic (and the proposal would restore and regenerate a dilapidated curtilage listed outbuilding.) At the public meeting on 20<sup>th</sup> September 2021 this was the**

**principal concern and is a complex and sensitive issue – see details about that in Document BEN 0005: Statement of Community Involvement. Our best available, suitable and viable solution is to significantly improve the existing car park, with better management of the car parking and information on the Inn’s website, encouraging car sharing and deterring parking on the verges.**

- *The site has reasonable access to local services and a local employment base.*
- ✓ **Benchmark: The proposed holiday let is part of the hamlet and reasonably close to Tisbury just 2 miles (3.2 km) to the east.**

In addition, we note that the Area of Outstanding Natural Beauty designation attracts visitors.

Additionally, the re-use of the curtilage listed barn for holiday let accommodation would not detract from the surroundings as there are no works to significantly alter or extend the building.

Moreover, the disused barn has a reasonably lively location – in a pub car park, and so there would be little additional impact on neighbour amenity.

In terms of practical matters, it is relevant to note the building is already served by access and nearby utilities (septic tank in the car parking, electricity and water at the Inn) and whilst the site is located in a rural setting it does offer limited access to local services.

Having regard to the above, the proposal broadly complies with the aims of CP39 and should be considered acceptable in principle.

#### Impact on the setting of the listed building and on the surrounding area of the AONB

The barn already exists and therefore as no significant alterations are proposed it is considered that there would not be any impact on the setting of the listed building or on the surrounding area of the AONB (see Heritage Impact Statement for full details).

#### Amenity

Taking into consideration the existing use of the barn as ancillary storage space to the pub, including for firewood and the separation distances between the barn and neighbouring dwellings it is considered there would not be any significant impact on neighbour amenity.

#### Highways

The proposals to improve the untidy and uneven car park. Over the years rainwater has eroded parts of the car park making those areas barely fit for purpose. The proposals are simply to reinstate all the existing car parking spaces now

encroached upon by a large hedge, by introducing a retaining timber-sleeper wall and a permeable and stable car parking surface with 21 spaces marked out.

### Ecology

Ahern Ecology have completed a bat survey of the property during the summer months of 2021. Their report is enclosed. A total of eleven bats from two species, common pipistrelle and soprano pipistrelle, were recorded emerging or re-entering the building. The building therefore houses summer, day roosts.

The expert ecological advice is that the proposed development works will lead to the disturbance or destruction of the various roosts. As such the bats present an ecological constraint to the proposed development. Therefore, subject to receiving planning and LB approvals, it will be necessary to apply for and obtain an European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place.

### **CONCLUSIONS**

The proposed development conforms to the objectives of core policies 39, 48, 51, 57 and 58 of the Wiltshire Core Strategy and the aims of the NPPF. Therefore, Benchmark considers that conditional planning permission and listed building consent should be granted.

### **RECOMMENDATION:**

APPROVE with conditions including:

**[STANDARD HOLIDAY LET CONDITION]** Notwithstanding Class C3 of the Schedule to the Town and Country (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification), the accommodation hereby permitted shall be used to provide holiday accommodation only, which shall not be occupied as permanent, unrestricted accommodation or as a primary place of residence.

No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year and it shall not be re-occupied by the same person/s within 28 days following the end of that period. An up-to-date register of names and main home addresses of all occupiers shall be maintained and shall be made available at all reasonable times to the Local Planning Authority.

Upon cessation of the holiday letting use, the accommodation shall revert to ancillary uses in connection with The Compasses Inn.

**REASON:** This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, planning policies

pertaining to the area, would not permit permanent residential accommodation.

**[PROPOSED ECOLOGY AND BAT (LICENCE) CONDITION]:** Prior to commencement it will be necessary to apply for, and obtain approval for, an European Protected Species Licence (EPSL) from Natural England under the Conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place. The development should be constructed in strict accordance with the recommendations given in the accompanying Bat Activity Survey Report [add date] by Daniel Ahern Ecology, and in accordance with the prescriptions of the Construction Method Statement to deliver a net biodiversity gain, [add date] by Daniel Ahern Ecology and with the detailed bat provision shown in Drawing [add drawing number].

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Richard Greenwood BA (Hons) B PI MRTPI  
Director  
03/02/22

>end<

