



BEN 0005 Statement of Community Involvement up to 03/02/22
Change of use and conversion of a curtilage listed barn
at the pub to holiday let purposes,
based local consultation during September 2021

The Compasses, Lower Chicksgrove, nr Tisbury SP3 6NB

The proposal (03/02/22):

"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."

Benchmark over-view: The vehicular access to the pub is by way of country lane that is a predominantly single track. The car park is in a poor state and parking is ad hoc. At the public meeting on 20th September 2021 these were the principal concerns. Both issues are quite complex and sensitive – see details in this 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.

By **Monday 13th September 2021**, the applicant and his staff at the pub had agreed the form and content of an invitation and posted by hand about 50 leaflets to many of the properties within close proximity to the Inn. A copy of the area of circulation of the invitation and the invitation is at **Appendix 1**.

The Public Meeting on **Monday 20th September** was well attended with between 25 and 35 people (total) in attendance, through-out most of the meeting. The meeting started at 1730 and was supposed to end at 1830, but actually went on until about 1900, others retired into the pub for refreshment.

Richard Greenwood from Benchmark opened the meeting supported by the landlord, Ben Maschler. There was an informal and good natured question and answer session, albeit that there were individuals who said they were upset with customer traffic and car parking issues, associated with the day to day life of the pub.

Richard Greenwood's notes for opening the meeting are as follows:

Notes of speech

1. Chicksgrove is in the AONB.
2. Pub is Grade II listed. Outbuilding is Grade II curtilage listed. It is shown on 1887 OS base. Listed in 1987 along with several other properties.
3. Plum Cottage is probably also curtilage listed.
4. Other listed buildings The Pub, Hillcroft and The White Cottage, plus Apshill House and High House – all grade II. Apshill House dates back to the late 14th Century. It is about 100m away.
5. 1925 There was an additional structure near the outbuilding – probably stables – now demolished.
6. Owner of The Compasses needs to maintain the outbuilding, as curtilage listed.
7. Three summer bat surveys, low numbers of two common species of bats roosting in the roof of the building. Need a bat licence. eleven bats from two species, Common pipistrelle & Soprano pipistrelle
8. The car park has been subject to scouring damage to the surface by downpours – taking advice.
9. The hedge to the car park indicates that it has rather spread into the car park, so would like to trim this back.
10. Heritage architect and ecologist are advising Ben on the way forward.
11. Planning polices support restoring listed building and finding new long term uses and holiday let would be a suitable low key use.
12. Close surveillance from the pub.
13. Overall – emerging package of improvements.
14. Accords with planning policies in principle.
15. Improve the appearance of the outbuilding.
16. Probably approaching time where action must be taken – curtilage listed.
17. Help support the pub business and provide a stronger community asset.
18. Here to listen and learn from our neighbours – good and bad – it could be a complex case – we understand that the pub can attract day trippers, but better than having a failing community pub.
19. Comment forms.
20. Next Pre-app – then p app and LBC – then bat licence – ideally be on site next year.

During the meeting a good range of opinions were voiced by locals.

We did invite the local Parish Council (Sutton Mandeville). It is not known if they attended; it was an informal meeting and no register taken. Details of their invite are at [Appendix 2](#).

Many people were very interested and approached the display tables to inspect the draft plan and ask questions (that are not dissimilar to the submitted scheme today). Photographs of the display and the architectural plans pinned to the table are at [Appendix 3](#).

A representative of a local neighbour raised a boundary land ownership issue. This is now explained-away by a detailed comparison between Title plans and a millimetre-perfect topographic survey. This matter may still be raised by that interested party, but no longer appears relevant to this planning and listed building application, as the design has been modified, to take account of all the detailed information.

Whilst sweeping generalisations might mislead; the overall tone of the meeting was generally upbeat, subject to seeing the details. At [Appendix 4](#) are the written consultation responses we received – this is everything we received in the Comments Box at the time – but with all personal information subsequently redacted by Benchmark.

Richard Greenwood BA (Hons) BPI MRTPI
03/02/22

APPENDIX

1



[* Listed building all of map within AONB.]

Promap

LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2021. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:7000. Paper Size - A4

**The Compasses Inn,
Lower Chicks Grove, SP3 6NB**

The Compasses Inn
name and logo

**PUBLIC MEETING AT THE COMPASSES INN
(UNDER THE CANOPY IN THE GARDEN)
MONDAY 20TH SEPTEMBER 2021
FROM 5:30PM TO 6:30PM**

EMERGING IDEAS TO SAVE THE PUB'S DILAPIDATED BARN IN THE CAR PARK AND RESTORE AND CONVERT IT TO X2 HOLIDAY LETS AND ALSO TIDY UP THE CAR PARK AND HEDGE.

We are thinking about submitting a detailed planning application, after taking expert heritage, architectural and ecological advice.

We wanted to tell you about this first and also listen carefully to what you might think about the proposal.

We have some draft plans and our planner will say a few words and try to answer any questions. Please use the reverse of this flyer to set out your comments. Please hand in your comments at the meeting.

If you are unable to attend but want to discuss this – you can always come into the pub and ask for me (Ben – the owner) or call Richard (my town planner) on 07770 643 243 or email him at richard@benchmarkplanning.co.uk

Yours sincerely

The Compasses

The Compasses Inn

[Circulation: Monday 13th September 2021 to:

[1] Hand delivered to all the nearest houses within about 500m of the pub.

[2] Emailed to Sutton Mandeville PC Clerk: janedavidchilds@btinternet.com

[3] Pub notice board and other areas on the premises.]

PTO for Comment form:

Comment form regarding:

EMERGING IDEAS TO SAVE THE COMPASSES INN'S DILAPIDATED BARN IN THE CAR PARK AND RESTORE AND CONVERT IT TO x2 HOLIDAY LETS AND ALSO TIDY UP THE CAR PARK AND HEDGE – as shown at the public meeting 20/09/21 at the pub.

1.	I support	Y / N
2.	I object	Y / N
3.	I am undecided	Y / N
4.	Reasons for comment:	
5.	Name (optional)	
6.	Address (optional)	
7.	Contact phone (optional)	
8.	Contact email (optional)	
9.	Please keep me informed by using my email	
10.	Any other information you want us to think about ...	

(If you want more copies of this – email richard@benchmarkplanning.co.uk)

PLEASE HAND IN AT THE MEETING ON 20/09/21 AT THE PUB.

>end<

APPENDIX

2

Richard

From: Richard
Sent: 17 September 2021 12:09
To: 'janedavidchilds@btinternet.com'
Cc: 'Ben Maschler'; Gerry Steer
Subject: Exhibition at The Compasses Inn, Lower Chicksgrove, Monday 20th September 5:30pm to 6:30pm

Dear Jane (Sutton Mandeville PC Clerk)

INVITATION: Exhibition at The Compasses Inn, Lower Chicksgrove, Monday 20th September 5:30pm to 6:30pm

You may wish to alert your fellow Parish Councillors about a very informal pre-planning application exhibition at the pub next Monday.

We have invited the 38 or so households within 500m of the pub on the following basis:

EMERGING IDEAS TO SAVE THE PUB'S DILAPIDATED BARN IN THE CAR PARK AND RESTORE AND CONVERT IT TO X2 HOLIDAY LETS AND ALSO TIDY UP THE CAR PARK AND HEDGE.

We are thinking about submitting a detailed planning application, after taking expert heritage, architectural and ecological advice.

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We have some draft plans and our planner will say a few words and try to answer any questions. Please use the reverse of this flyer to set out your comments. Please hand in your comments at the meeting.

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Yours sincerely

The Compasses

The Compasses Inn

The comments form looks like this ...

Comment form regarding:

EMERGING IDEAS TO SAVE THE COMPASSES INN'S DILAPIDATED BARN IN THE CAR PARK AND RESTORE AND CONVERT IT TO x2 HOLIDAY LETS AND ALSO TIDY UP THE CAR PARK AND HEDGE – as shown at the public meeting 20/09/21 at the pub.

1.	I support	Y / N
2.	I object	Y / N
3.	I am undecided	Y / N
4.	Reasons for comment:	
5.	Name (optional)	
6.	Address (optional)	
7.	Contact phone (optional)	
8.	Contact email (optional)	
9.	Please keep me informed by using my email	
10.	Any other information you want us to think about ...	

(If you want more copies of this – email richard@benchmarkplanning.co.uk)
PLEASE HAND IN AT THE MEETING ON 20/09/21 AT THE PUB.
>end<

You are all very welcome to the exhibition, or I can send you by email the draft plans after we present, if interested.

Yours sincerely

Richard Greenwood BA(Hons) BPI MRTPI
Director
mobile t 07770 643243
richard@benchmarkplanning.co.uk

Benchmark Development Planning Ltd
chartered town planners + development advisers

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SP2 8DD

t 07770 643 243

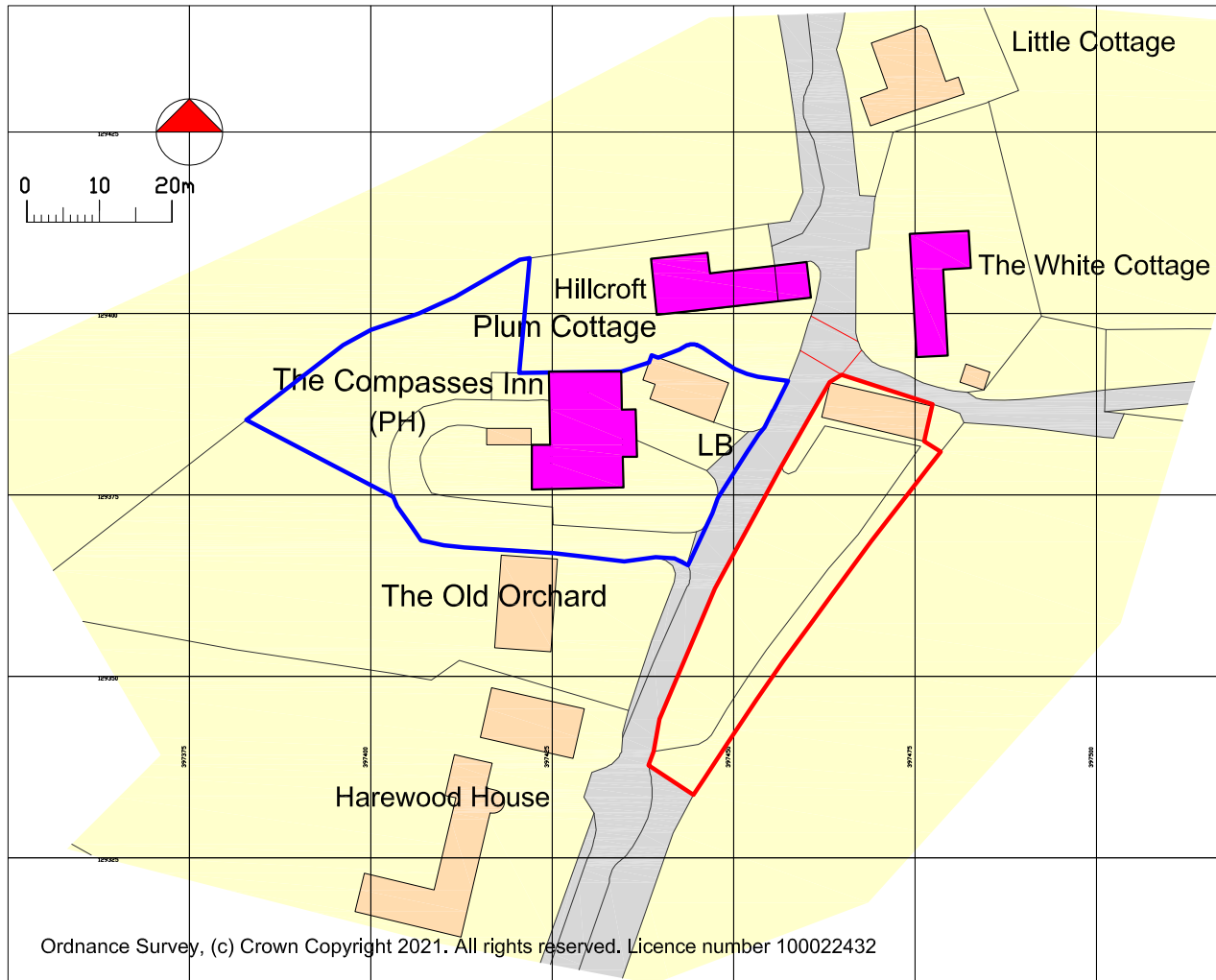


APPENDIX

3

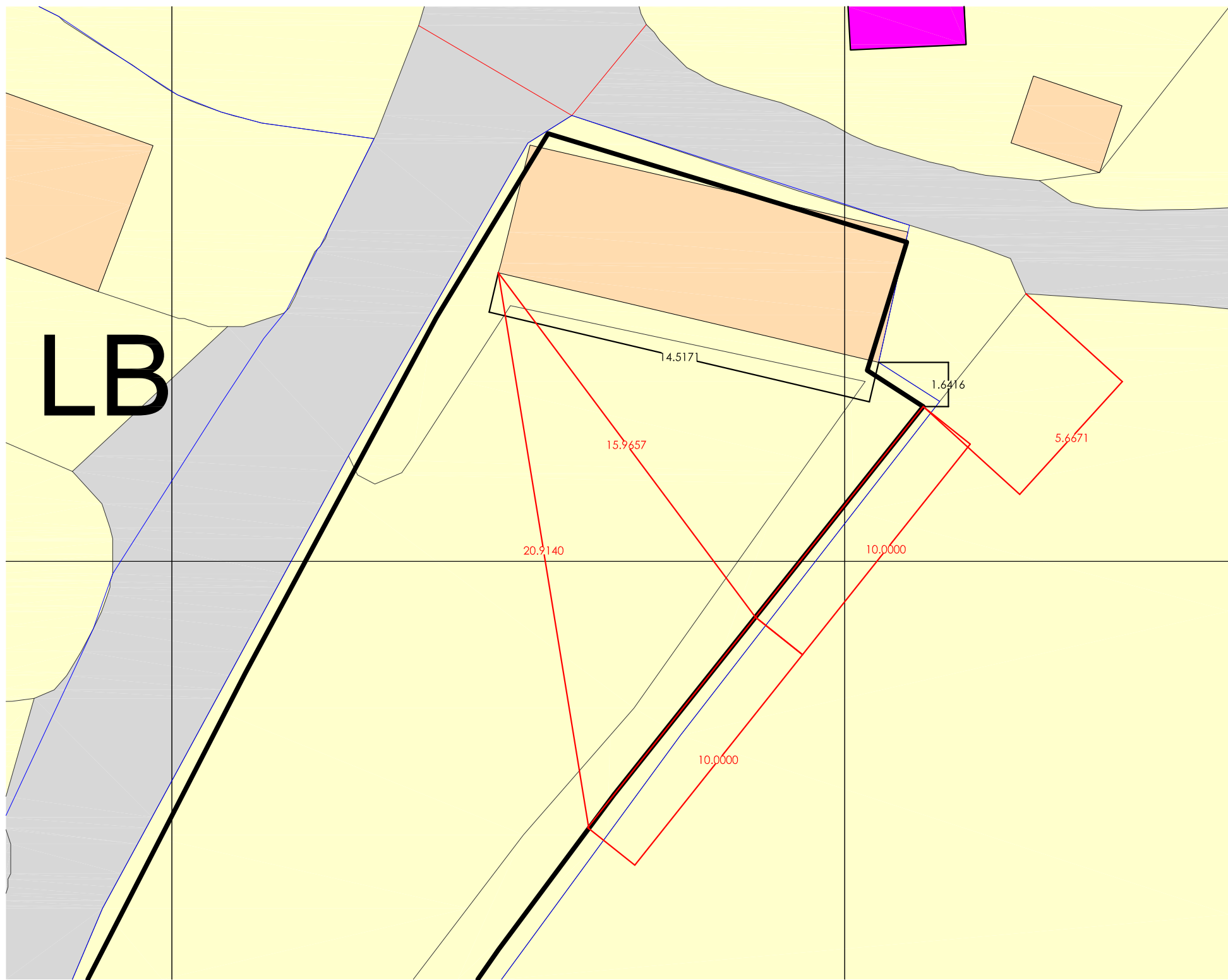






-  Application site (836 sqm)
-  Compasses and Plumb Cot' (1,666 sqm)
-  Listed building (Grade II)
NB Apshill House (Gd II)
-  AONB (overwashes whole area)

DATE	18/09/21	TITLE	Existing block plan (red and blue lines)
CLIENT	The Owners		
ADDRESS	The Compasses Inn Lower Chicksgrove Nr Tisbury SP3 6NB		
1 : 1,000 @ A4		DRAWING No	BEN 1002
Sept 2021	RG/PT	REV	-



LB

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1.6416

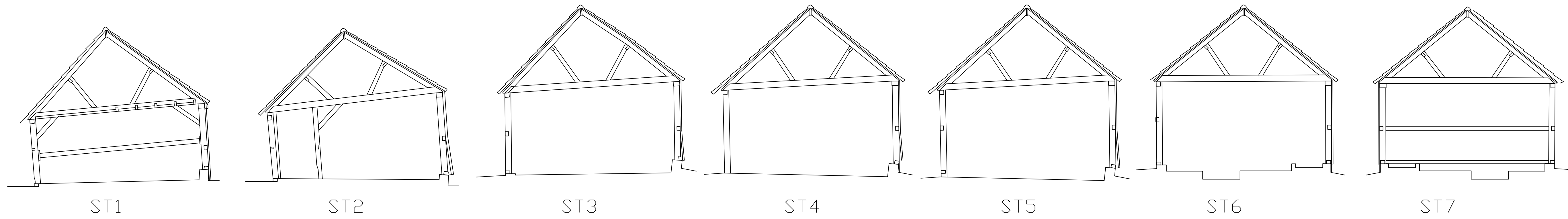
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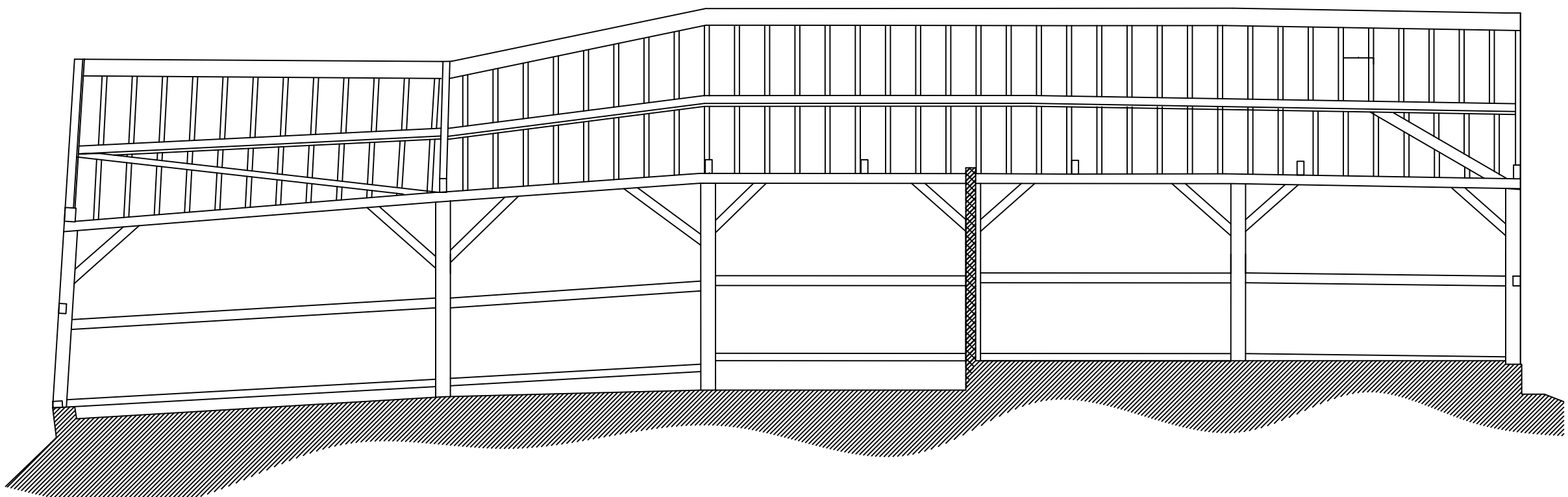
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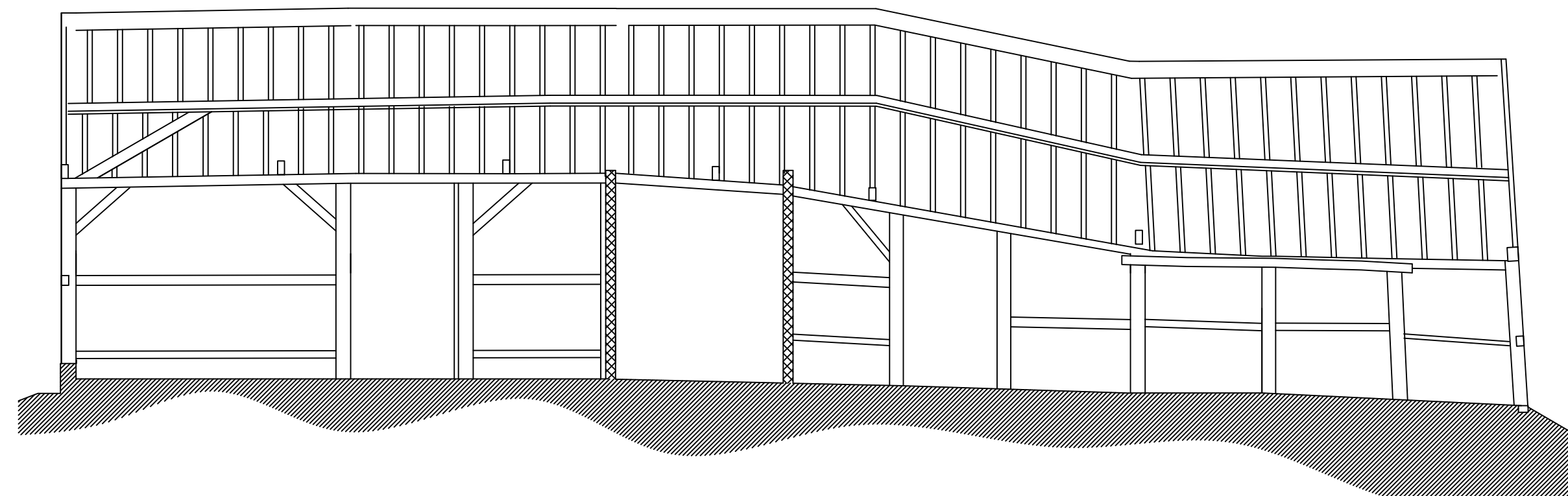
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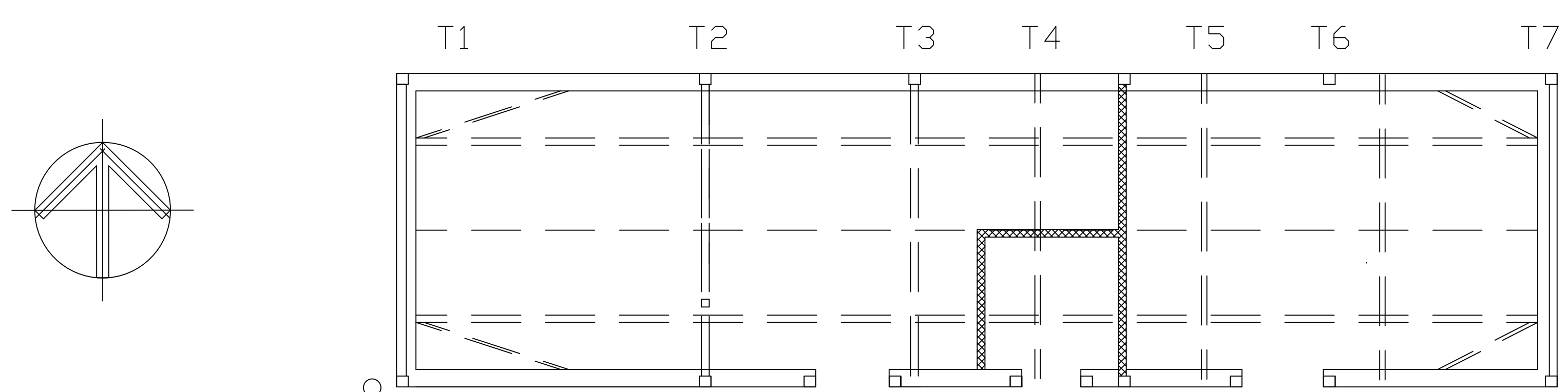
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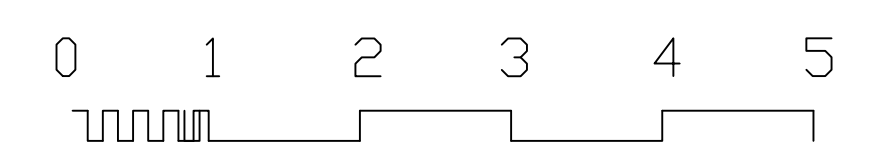
Long Section Looking North

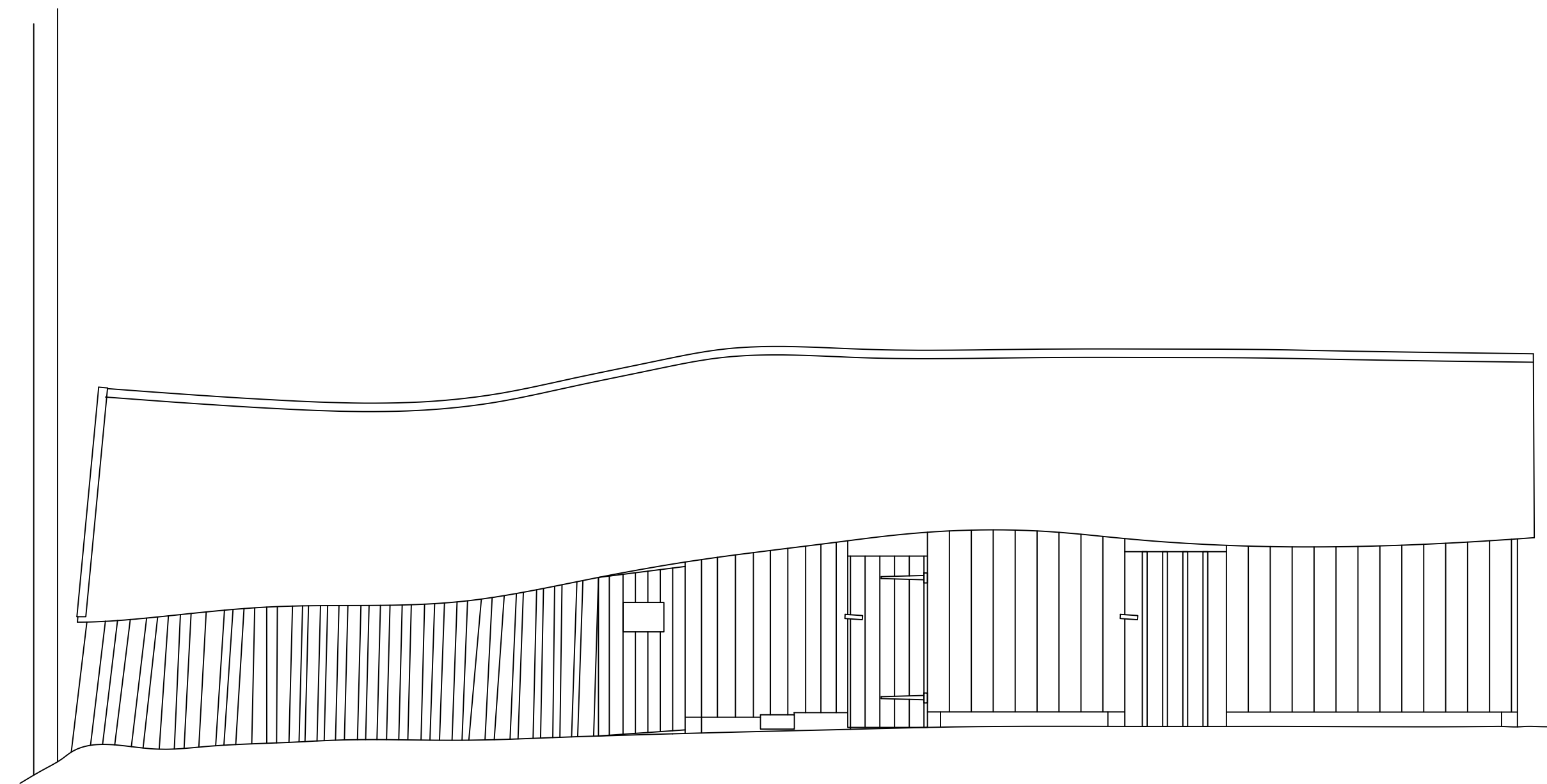


Long Section Looking South

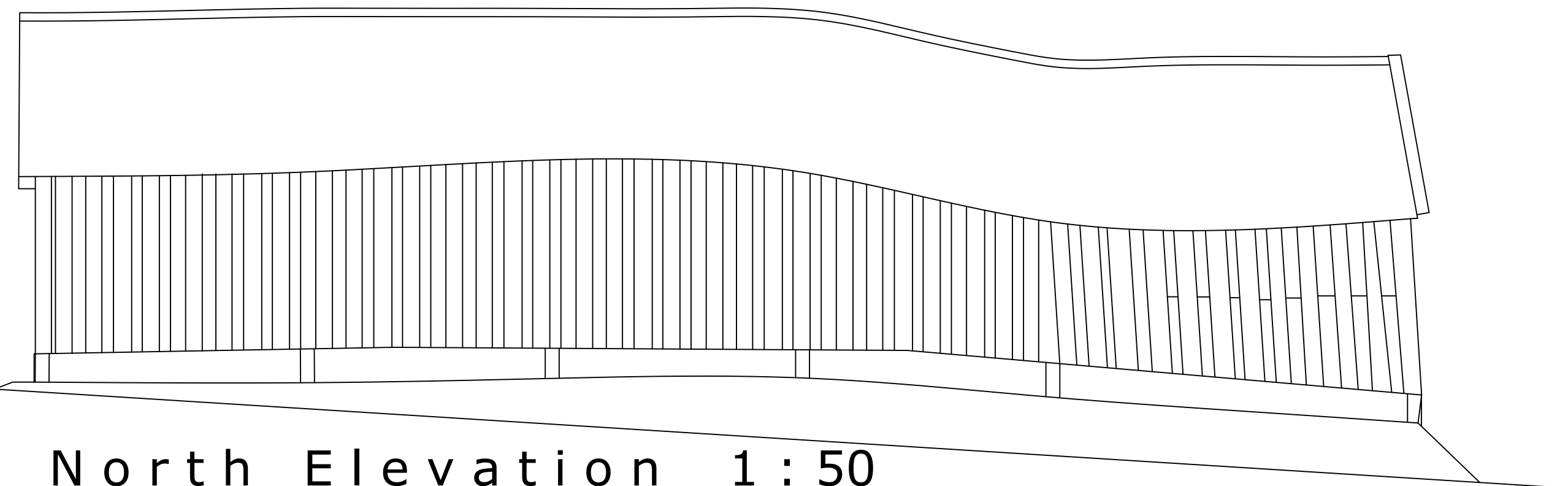


Floor Plan

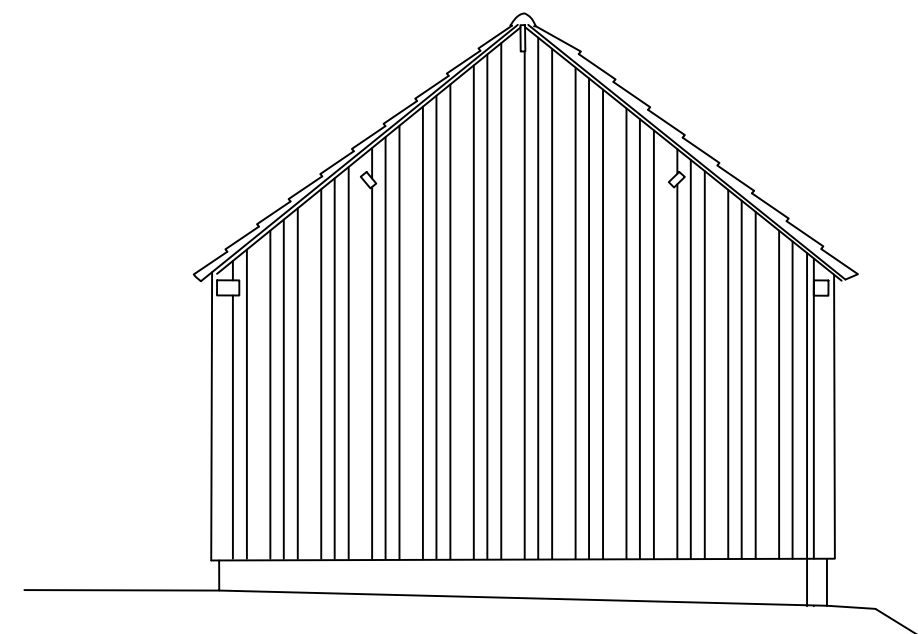




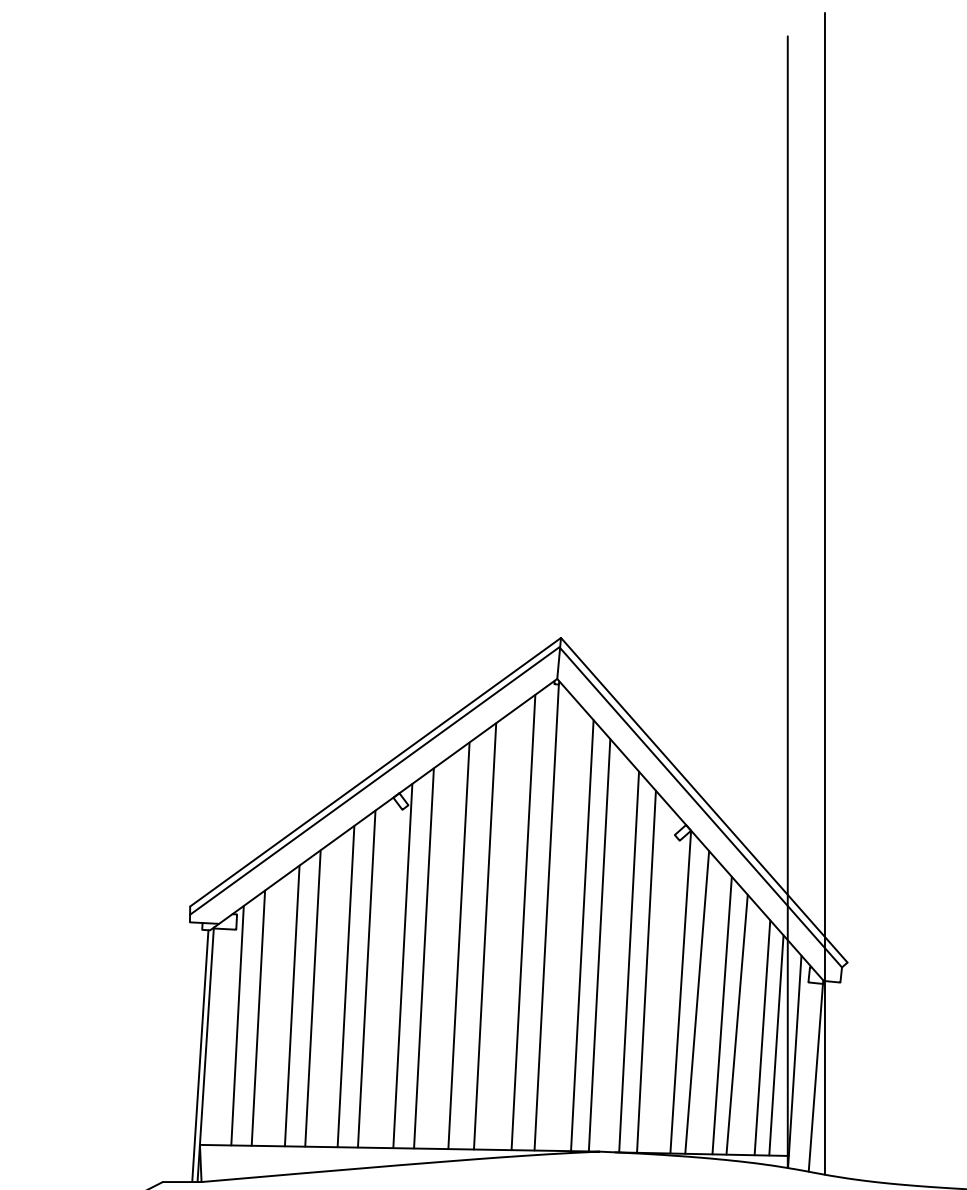
South Elevation 1:50



North Elevation 1:50



East Elevation



West Elevation



1 Parsonage Close
Stratford-sub-Castle
Salisbury SP1 3LP
t: 01722 331559
e: gerry@geraldsteer.com

Rev	Date	Description

Do not scale from drawings, use dimensioned figures only and report any discrepancies to the Architect's office.
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Title : Repairs and Conversion
Barn at Compasses
Chickgrove Salisbury SP3 6NB
Drawing : Survey Elevations

Scale : 1:50 @ A1 1:100 @ A3
Drawn : GS
Date : July 2021

Drawing No.
1273.P.03

Revision

NOTES:

Roof :
Bridgewater clay pan tiles on
Battens, counter battens and breathable roof
felt on 150mm foil-faced PU insulation on
15mm OSB/3 on plasterboard on the original
roof structure.

Walls:
External walls from stained softwood plank
on plank on battens on breathable felt on
15mm OSB/3 on insulated stud work on
original frameworks with insulated
plasterboard between.
At low level the existing brick walls re-built
off new foundations.

Floors:
Bedrooms: Engineered oak boards on
screed with u/floor heating.
Shower rooms; Ceramic tiles on screed with
u/floor heating.



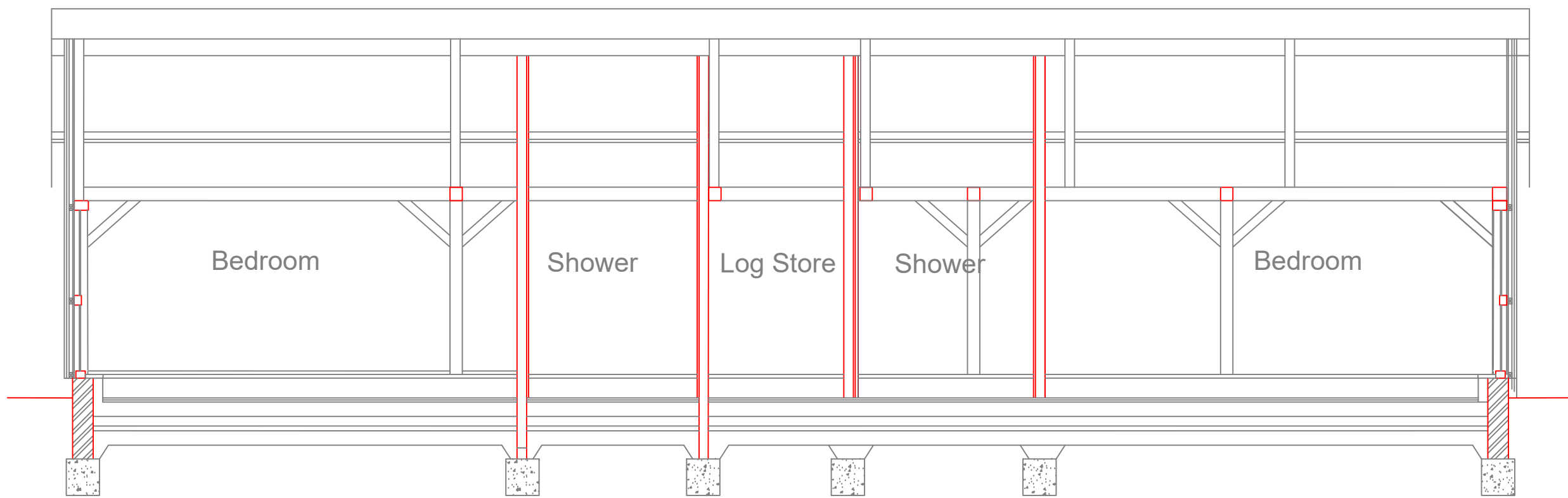
View from south west



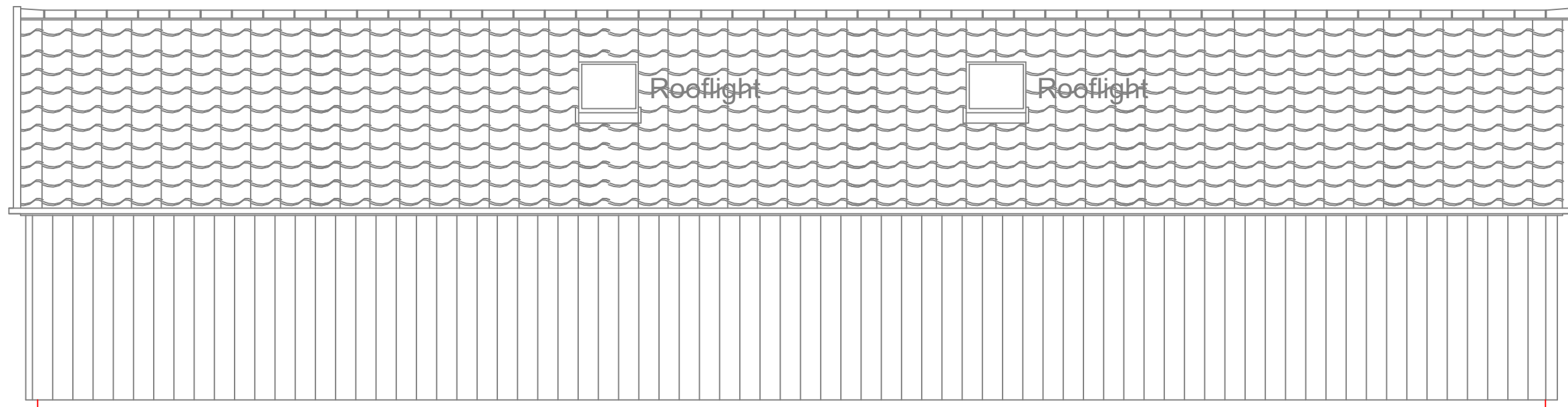
View from north west



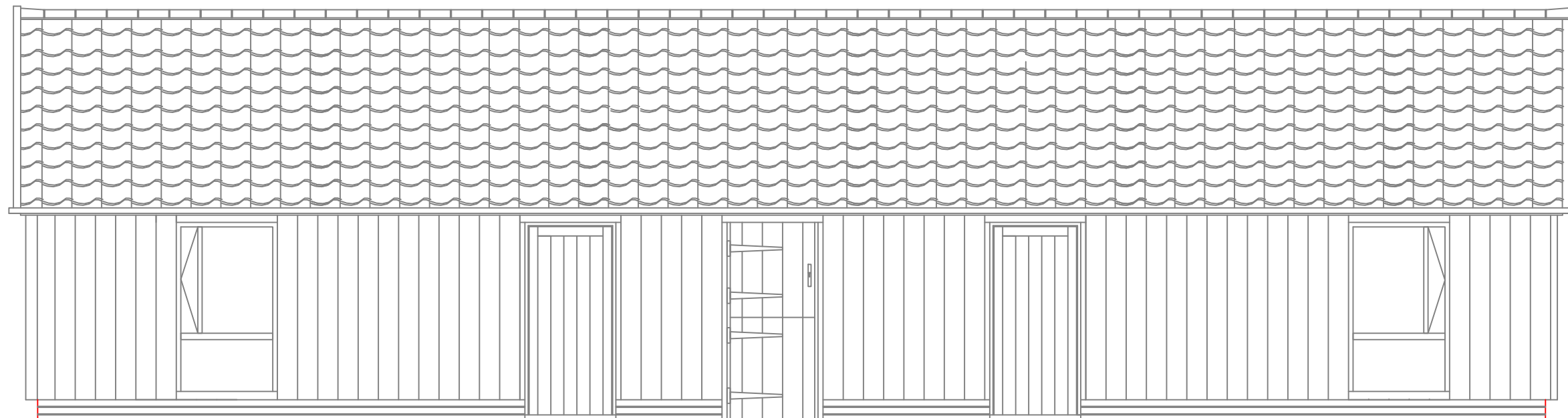
View from south east



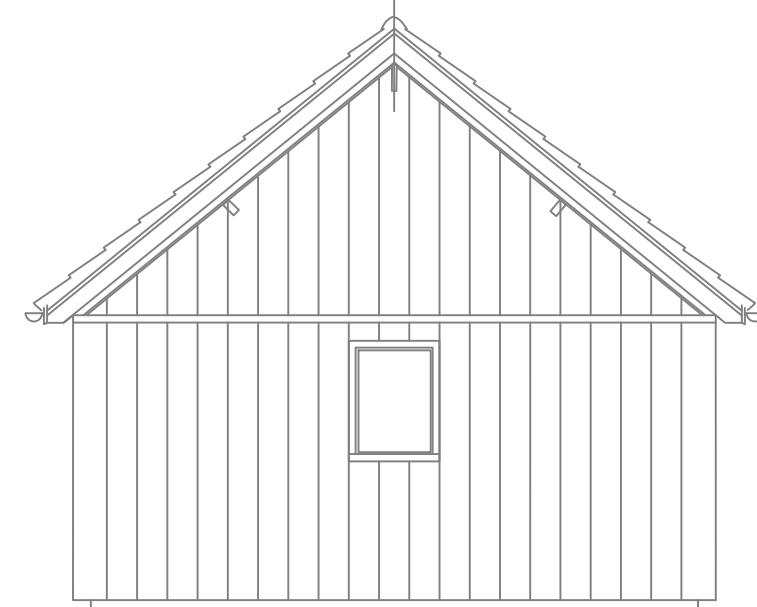
Section ST1



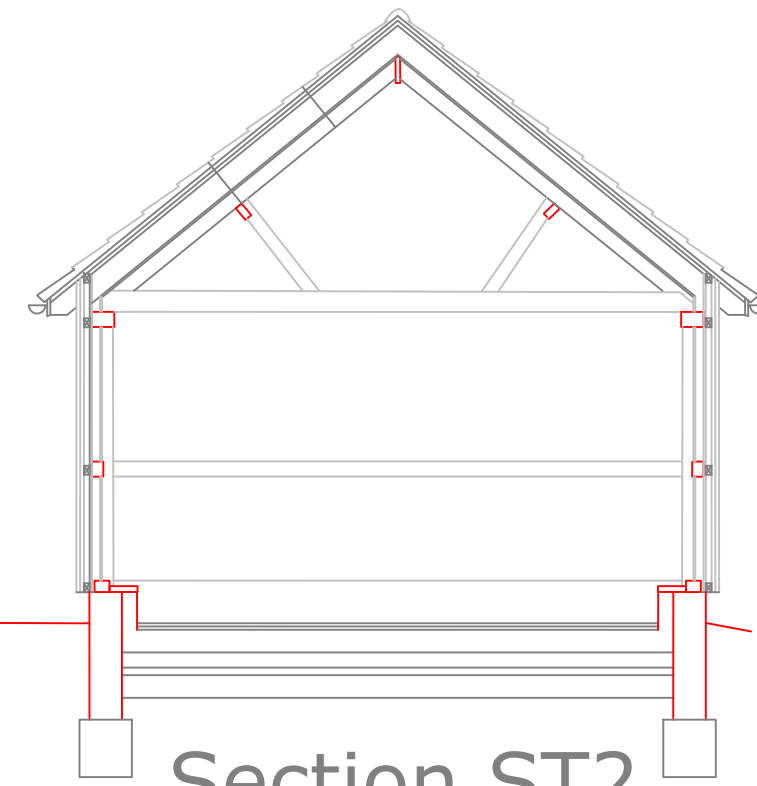
North Elevation



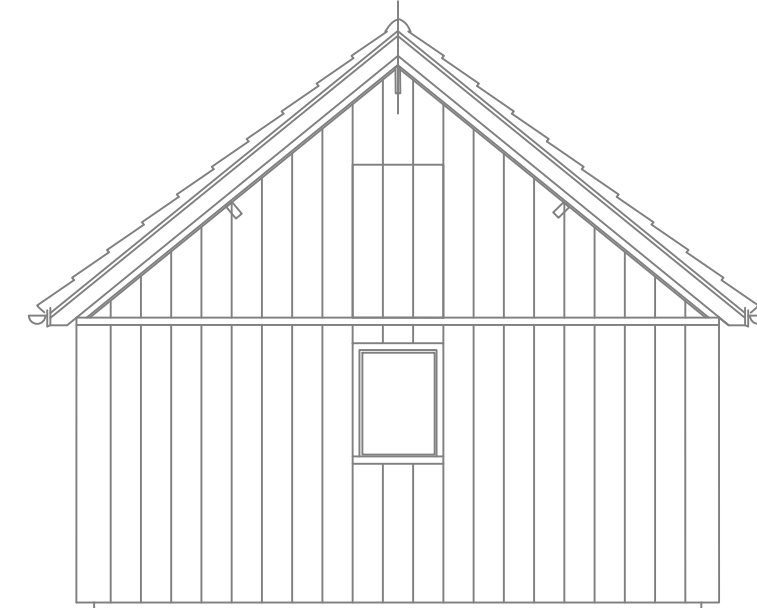
South Elevation



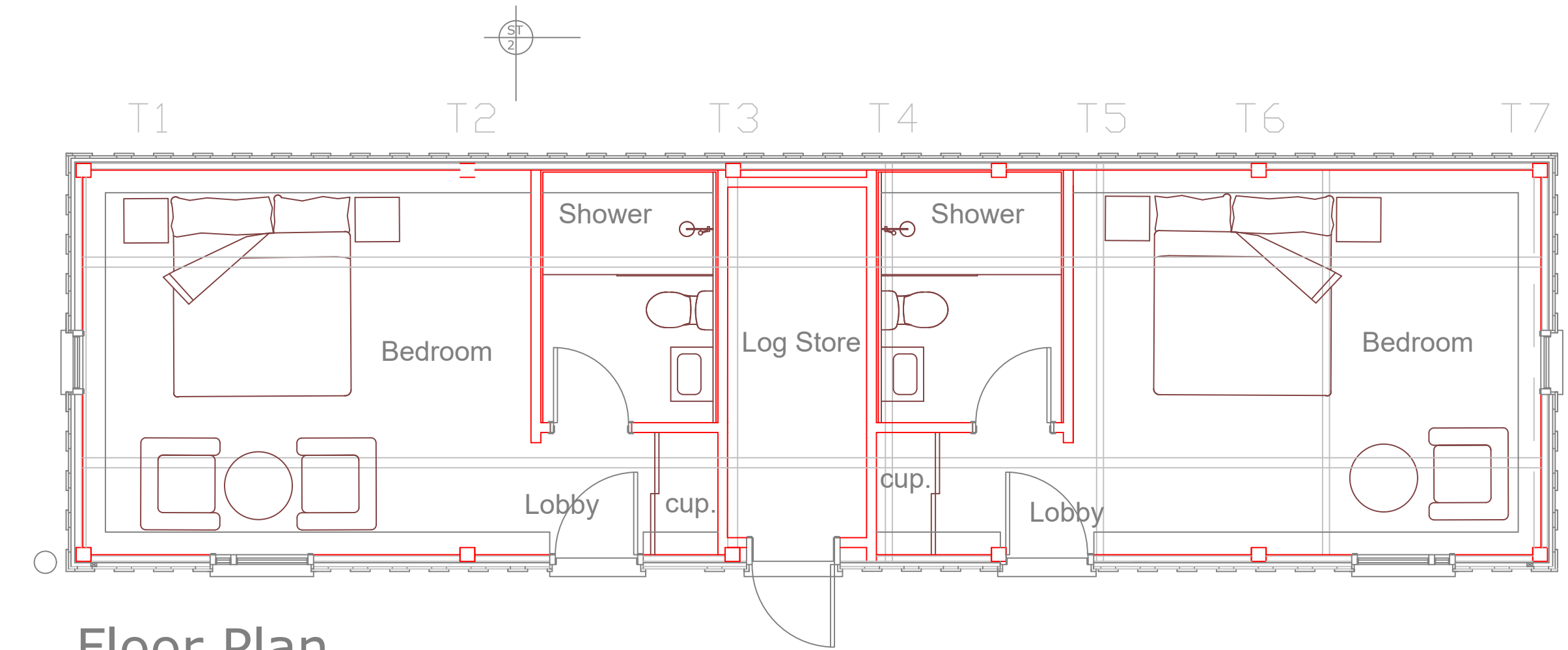
East Elevation



Section ST2



West Elevation



Floor Plan



1 ParsonageClose
Stratford-sub-Castle
Salisbury SP1 3LP
t: 01722 331559
e: gerry@geraldsteer.com

Rev	Date	Description

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been generally asserted.

Title : Repairs and Conversion
Barn at Compasses
Chickgrove Salisbury SP3 6NB
Drawing : Proposed Plans Elevs and Sections

Scale : 1:50 @ A1 1:100 @ A3
Drawn : GS
Date : Aug 2021

Drawing No.
1273.P.04

Revision

APPENDIX

4

Comment form regarding:

EMERGING IDEAS TO SAVE THE COMPASSES INN'S DILAPIDATED BARN IN THE CAR PARK AND RESTORE AND CONVERT IT TO x2 HOLIDAY LETS AND ALSO TIDY UP THE CAR PARK AND HEDGE – as shown at the public meeting 20/09/21 at the pub.

1.	I support	Y / N
2.	I object	Y / N
3.	I am undecided	(Y) / N
4.	Reasons for comment:	① KNOWING A PREVIOUS OWNER OF THE RETAINING ALL ORIGINAL PUB - WHO HAS A PAINTING ON HER TIMBER & FLATWOOD WALL THAT SHE DID OF THIS BARN. SOME YEARS AGO - ② CAR PARKING AREA ③ THE TEMPORARY OVERFLOO CAR WILL BE MADE SMALLER PARK WILL BECOME PERMANENT. + USED FOR BUILDING ④ THIS IS AN AGRICULTURAL SITE ~ MATERIALS DURING WORK HAS IT GOT PLANNING FOR CARS? ③ MORE TRAFFIC + ⑤ CAMPER VANS HAVE ALREADY OVERNIGHT MOBILE HOMES USING TEMP CAR PARK STAY OVERNIGHT IN THE TEMPORARY CAR PARK ④ POSSIBILITY OF TRAVELLING ⑥ HOW LONG BEFORE TRAVELLING? DECIDE TO USE TEMP CAR PARK?
5.	Name (optional)	_____
6.	Address (optional)	_____
7.	Contact phone (optional)	_____
8.	Contact email (optional)	_____
9.	Please keep me informed by using my email	
10.	Any other information you want us to think about ...	IMPACT ON ALREADY BUSY LANE WITH MORE BUILDING VANS / HORRIBLE LACK OF GOOD PARKING WILL RESULT IN ONGOING PROBLEMS - OUT OF TOWN

(If you want more copies of this – email richard@benchmarkplanning.co.uk)

PLEASE HAND IN AT THE MEETING ON 20/09/21 AT THE PUB.

>end<

VISITORS TO PUB?
HOW MANY MORE CARS?

Comment form regarding:

EMERGING IDEAS TO SAVE THE COMPASSES INN'S DILAPIDATED BARN IN THE CAR PARK AND RESTORE AND CONVERT IT TO x2 HOLIDAY LETS AND ALSO TIDY UP THE CAR PARK AND HEDGE – as shown at the public meeting 20/09/21 at the pub.

1.	I support	☒ Y ☐ N
2.	I object	☐ Y ☒ N
3.	I am undecided	~~Y/N~~
4.	Reasons for comment:	Good luck with your plans, I support them. I suspect the challenge will be to allay peoples concerns about parking. I would imagine you could P.T.O.
5.	Name (optional)	
6.	Address (optional)	
7.	Contact phone (optional)	
8.	Contact email (optional)	
9.	Please keep me informed by using my email	
10.	Any other information you want us to think about ...	

(If you want more copies of this – email

)

PLEASE HAND IN AT THE MEETING ON 20/09/21 AT THE PUB.

>end<

gain a full extra row of parking were you
able to extend the existing car park to the
half way point in the hedge for the full
length of the car park.

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1.	I support	☒ Y / ☐ N
2.	I object	☐ Y / ☒ N
3.	I am undecided	☐ Y / ☒ N
4.	Reasons for comment:	<i>I think you should go for it!</i>
5.	Name (optional)	
6.	Address (optional)	
7.	Contact phone (optional)	
8.	Contact email (optional)	
9.	Please keep me informed by using my email	☒
10.	Any other information you want us to think about ...	<i>No</i>

(If you want more copies of this – email richard@benchmarkplanning.co.uk)

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>end<

Comment form regarding:

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1.	I support	☒ Y / ☐ N
2.	I object	☐ Y / ☒ N
3.	I am undecided	☐ Y / ☒ N
4.	Reasons for comment:	IT MAKES SENSE TO SAVE BUILDING AND USE IT TO ENHANCE THE BUSINESS TO SUSTAIN ITS VIABILITY.
5.	Name (optional)	
6.	Address (optional)	
7.	Contact phone (optional)	
8.	Contact email (optional)	
9.	Please keep me informed by using my email	☒
10.	Any other information you want us to think about ...	

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PLEASE HAND IN AT THE MEETING ON 20/09/21 AT THE PUB.

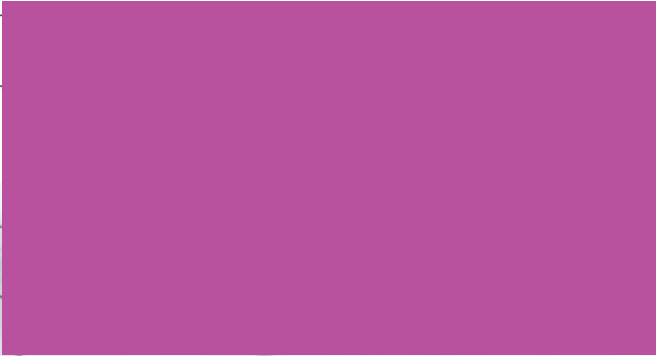
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Comment form regarding:

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Ben. I'm unlikely to be able to get to the meeting but I'll try. If not - here are my comments.

but I'll

1.	I support	☒ YES .
2.	I object	☒ NO
3.	I am undecided	☐ YES
4.	Reasons for comment:	Sounds a good commercial idea for you - and an improvement to the area. 
5.	Name (optional)	
6.	Address (optional)	
7.	Contact phone (optional)	
8.	Contact email (optional)	
9.	Please keep me informed by using my email	☒
10.	Any other information you want us to think about ...	☒

(If you want more copies of this – email richard@benchmarkplanning.co.uk)

PLEASE HAND IN AT THE MEETING ON 20/09/21 AT THE PUB.

>end<

Comment form regarding:

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1.	I support	☒ Y ☐ N
2.	I object	☐ Y ☒ N
3.	I am undecided	☐ Y ☒ N
4.	Reasons for comment:	I think that it is a very good idea to put the unstable building into a livable condition. I am very much in favour of it and will give my full support.
5.	Name (optional)	
6.	Address (optional)	
7.	Contact phone (optional)	
8.	Contact email (optional)	
9.	Please keep me informed by using my email	☒
10.	Any other information you want us to think about ...	

(If you want more copies of this – email richard@benchmarkplanning.co.uk)

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Comment form regarding:

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1.	I support	Y ~~N~~
2.	I object	~~Y~~ N
3.	I am undecided	~~Y~~ N/A
4.	Reasons for comment:	1) REFERENCE HEDGE - [REDACTED] 2) TO CHECK GROUND LEVELS ON EAST & NORTH SIDES OF BARN TO PROTECT GROUND FROM ANY LAND SLIPAGE 3) TO KEEP DRIVE [REDACTED] SUPPORTED AND UNRESTRICTED DURING BUILDING WORKS
5.	Name (optional)	[REDACTED]
6.	Address (optional)	
7.	Contact phone (optional)	
8.	Contact email (optional)	
9.	Please keep me informed by using my email	YES PLEASE
10.	Any other information you want us to think about ...	

(If you want more copies of this – email richard@benchmarkplanning.co.uk)

PLEASE HAND IN AT THE MEETING ON 20/09/21 AT THE PUB.

>end<

EMERGING IDEAS TO SAVE THE COMPASSES INN'S DILAPIDATED BARN IN THE CAR PARK AND RESTORE AND CONVERT IT TO x2 HOLIDAY LETS AND ALSO TIDY UP THE CAR PARK AND HEDGE – as shown at the public meeting 20/09/21 at the pub.

1.	I support - in principle but see below	☒ Y ☐ N
2.	I object	☐ Y ☐ N
3.	I am undecided	☐ Y ☐ N
4.	Reasons for comment:	We feel parking is a major concern that needs to be addressed <u>before</u> the development of the barn begins. The current arrangement isn't practical in the long term as it's too far from the pub and cars are parked on the edge of the road and close to driveways, making it tiresome for some residents – and farm vehicles.
5.	Name (optional)	
6.	Address (optional)	
7.	Contact phone (optional)	
8.	Contact email (optional)	
9.	Please keep me informed by using my email	☒
10.	Any other information you want us to think about ...	Realistic and practical parking arrangements whilst the development is taking place over several months.

(If you want more copies of this – email richard@benchmarkplanning.co.uk)

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>end<