

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01622
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Ravensbrook Farm, Minety, Malmesbury, SN16 9RJ
DEVELOPMENT DESCRIPTION:	Steel Framed Building over existing muck heap
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The site is located in Minety, between Malmesbury and Swindon and operates primarily as an equestrian business. There is a livery yard, riding arena, barns and approximately 90 acres of arable land.

The site is subject to the following planning constraints

- North Meadow SAC 9400m recreational buffer
- Areas Susceptible to Ground Water Flooding
- Derry Brook to the immediate north

There are no other relevant heritage or ecological constraints.

PROPOSAL

Permission is sought for the construction of an open sided steel framed building over an existing muck heap.

Plans show the building measuring approximately 13.5m by 18.3m with a height to ridge of approximately 7m. The roof is to be clad in natural grey fibre cement with 3No rooflights to each side.

PLANNING HISTORY

None

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

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 56 Contaminated Land;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 67 Flood Risk;
- Core Policy 68 Water Resources;

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)

ISSUES

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

- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- The impact of the development on the environment (CP 56)

CONSULTATION RESPONSES

Minety Parish Council: No comment received.

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;

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

No representations were received.

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 (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- 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.

Principle of Development

Although there is no specific Development Plan policy relating to applications of this nature, supporting rural life is a key aim of the Core Strategy. Furthermore, paragraph 88 of the NPPF requires councils to enable the development and diversification of agricultural businesses.

The site lies outside of any defined settlement boundary and therefore constitutes open countryside in planning terms. Core Policy 34 of the Wiltshire Core Strategy states that, outside the principal settlements, market towns and local service centres, developments will be supported that "...support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification" where, among other matters, they "b. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity" and "c. are supported by evidence that they are required to benefit the local economic and social needs". This proposal is required to support the rural business, to be used directly in conjunction with the equestrian business on site.

The proposal is therefore considered acceptable in principle subject to more detailed consideration below.

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

The footprint of the proposed building would be smaller than other nearby buildings in the complex, but at 7m high, it does have the potential to appear substantial. In this instance however, given the building is open sided and is within an existing complex of buildings it is not considered that the building would be unduly prominent in this location. The design is typical of that found within an agricultural setting.

The proposal is therefore considered acceptable of size, scale and design and compliant with CP57 in this respect.

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.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

The site is used currently as a muck store and this is will remain as such under the proposed application. Whilst substantial in height, the proposed building is sufficient distance from the nearest neighbouring property for no concerns to be raised in respect of overshadowing or overbearing impact.

The proposal is therefore considered to comply with CP57 in this respect.

Environmental Considerations (Noise, Air Quality, Contaminated Land, etc.)

Policy Context

Core Policies 55 and 56 of the Wiltshire Core Strategy require:

- Development proposals to avoid unacceptable environmental impacts.
- To provide appropriate mitigation where risks are identified.

The NPPF and Planning Practice Guidance (PPG) reinforce this by stating that proposals should:

- Prevent development that contributes to or is exposed to unacceptable pollution.
- Ensure developer responsibility for safe development on contaminated land.

Core Policy 56 of the WCS states that development proposals which are likely to be on or adjacent to land which may have been subject to contamination will need to demonstrate that measures can be taken to effectively mitigate the impacts of land contamination on public health, environmental quality, the built environment and amenity

Assessment

The submission has detailed how the site is within the catchment of Derry Brook which has a bad ecological status, including a poor phosphate status. Furthermore, the site lies within a Drinking Water Safeguard Zone (at risk of pesticides) and a source protection zone.

The submission explains the importance of prevention of pollutants to the environment which could enter nearby receptors such as the brook and ditches.

An Environment Agency inspection in 2024 highlighted risks from the manure store which is approximately 12.5m from Derry Brook and is exposed to rainfall and consequently there is a risk of nutrient contaminated runoff. The applicant was advised that this needed to be addressed.

The proposed building, along with associated sealed concrete panels along the side and rear would prevent run off. A Catchment Sensitive Farming Assessment Form has been submitted within the application from a CSF external supplier seeking to apply for a Countryside Stewardship (CS) Capital Grant.

The development is outside of the consultation parameters for the EA however the information provided clearly details that the building is required to mitigate run off from the existing muck heap, as standard practice.

The proposal is therefore considered to comply with CP56 in this respect in so far as the proposed building will mitigate the harm caused by the currently open muck store.

Biodiversity Net Gain

The development is exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

Conclusion

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below

RECOMMENDATION: That Planning Permission be GRANTED, subject to 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 and documents:

Catchment Sensitive Farming Assessment

Received 10.03.26

Location Plan

Site Plan

Proposed Elevations

Proposed Floor and Roof Plan

Received 30.03.26

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

3) If within a period of 10 years from the date of this permission, the agricultural use of the building hereby permitted permanently ceases, the building/structure and resulting demolition materials shall be removed and the site shall, within a period of three months from the date of the substantial demolition of the said building/structure, be restored to its condition before the development took place or to such other condition as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that the agricultural buildings/structures are removed on cessation of their agricultural purposes, in the interests of protecting the rural character of the area.