

Appeal 6009637

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	The Stables, Doctors Hill, Corsham, SN13 8AT
Agent contact details	Heal Planning Appeal.Processing@healplanning.co.uk 01743369911
Local planning authority	Wiltshire
Application number	PL/2025/09732

Interested party 1

Comments	I have known Mrs Marilyn Harford for many years. Marilyn has lived in and around the village of Box for some 30 plus years, and in that time has been an upstanding member of the community. I wholeheartedly support her application to use part of her barn for residential use. Especially as her presence will take care of the wellbeing of her ponies. Read more
Supporting documents	No documents

Interested party 2

Comments	Added as a document
Supporting documents	J Clifford.pdf (/published-document/c2d7d15e-337c-487a-9427-ba5186c4794b)

Interested party 3

Comments	I support the planning application and have no objections.
Supporting documents	No documents

Interested party 4

Comments	I would like to write/comment in support of the appeal for the following reasons:
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1. The residential aspect of the application does not significantly differ from the original application, as it is within the barn. So I do not see it as inappropriate development of the greenbelt.

2. I have not seen any evidence of the proliferation of domestic paraphernalia, in fact i see the the opposite where the applicant shows love and care for the surroundings and any “stuff” would be there for the care and maintenance of the property and surroundings.

3. As for the remoteness and vehicular access I see the residential aspect of this as beneficial to the site and neighbours as it will reduce the amount of vehicles accessing the property to tend to the animals and maintain the property and surroundings should the owner live somewhere else! I also see the property as hidden from the road and most nearby properties, however it is accessible with local roads and footpaths nearby. I assume local services must therefore be quite accessible.

4. I see that another property in the area namely besides Kingsdown Golf course has been granted permission. I consider this to be much more of a violation of greenbelt etc that the property relating to this appeal. [Read more](#)

Supporting documents	No documents
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Interested party 5

Comments	Added as a document
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Supporting documents	Third party comment - Gwenda Manners, Penelope Turner.pdf (/published-document/0c9294da-6c9a-46b1-938e-84b761b7c7cf)
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Interested party 6

Comments	Added as a document
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Supporting documents	Third party comment - Gwenda Manners, Penelope Turner.pdf (/published-document/1c42b587-34ea-4899-aa53-68684d732a15)
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Interested party 7

Comments	Added as a document
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Supporting documents	Scan-2026-06-22-13-46-27_Redacted.pdf (/published-document/23b34d5f-bf71-4411-909c-09147adc0c96)
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Interested party 8

Comments	I have known Ms Marilyn Harford for a number of Years. Ms Harford needs a permit residents, near her Horses for there
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Heath and Safety. I can not see any reason why she is not permitted to stay there. [Read more](#)

Supporting documents

No documents

Interested party 9

Comments

I am writing in support of the appeal for planning permission. Marilyn Harford is a very good neighbour. It would be detrimental to her horses and youngstock if they cannot live on site and it would add extra traffic as they would have to drive to and from. Living at that location has had no negative impact on the road or on us and we live directly behind them. [Read more](#)

Supporting documents

No documents

Interested party 10

Comments

we wish to express our support for the retrospective planning of the stables doctors hill We meet Marilyn when she lived in Melksham before moving to Box to be closer to her horses she breeds champion horses and has won HOYS and had 4 placed (she lost 2 foals due to not living on site) the stables overlook no one and no one overlooks the stables .She supports the local community and is very involved with the village of Box Marilyn has worked with horses all her life and has received the QUEENS award and the KINGS award for her work with the protection of horses Please reconsider your judgement for the application to be approved
Yours [REDACTED] [Read more](#)

Supporting documents

No documents

Interested party 11

Comments

The Stables cannot be seen from the road. There has been no impact on traffic infact there would be less traffic coming and going. The entrance is tidy and well kept. Better security for the area and for her ponies. Local lady not someone with a second home. [Read more](#)

Supporting documents

No documents

Interested party 12

Comments

I support this application appeal, I can not see that granting retrospective planning for the stables will detrimentally impact the area, the stable will remain the same and no change will be noted from any aspect, the applicant intends to live inside the pre existing building, this is preferable to a mobile home or additional buildings

being added to the site.

The resident is a kind and considerate member of the local neighbourhood and the horses bring a lot of joy to the local area. I fully support the application. [Read more](#)

Supporting documents

No documents

Interested party 13

Comments

I fully support the appeal against the previous decision. The original decision is not consistent with paragraph 39 of the National Planning Policy Framework, December 2024. In particular the NPPF says the following "Local planning authorities should approach decisions on proposed development in a positive and creative way" and "Decision-makers at every level should seek to approve applications for sustainable development where possible."

This is clearly not the case for the original planning decision and this is evidenced by a number of the reasons for refusal that were given.

The Stables and the horses fields are a beautiful setting with horses and foals grazing in the fields. It is a wonderful rural setting now as it would have been for hundreds of years with beautiful fields, foals and ponies that children regularly enjoy. Refusal Reason 1 is so far away from any realistic assessment of the situation that it cannot be considered objective or in keeping with the NPPF. This application does not change the stables that are already in place and there has been no change to the openness of the green belt and the situation is entirely in keeping with the long term use of the land. It is completely impossible to argue that there has been material loss of openness and the reason given implies that substantial weight should be applied to this 'harm'. But no such harm exists. That is not an objective assessment of the situation or the application made. In any case the only thing that can be seen in this location is the open fields, and the horses, entirely in keeping with its long term use, fully maintaining its rural character. I also believe using this space for foals and horses helps to preserve the rural character and rural use of this space. This is a very positive use of the space and maintains its rural character, and it can not be consistent with paragraph 39 of the NPPF to rule otherwise.

Moreover other points made in the reasons for refusal are factually inaccurate. There is a footpath at the end of the drive way (contrary to reason 4) there is also a bus stop within a very short walk away, close to the Northey Arms pub.

I fully support the appeal. The original decision is not in line with any reasonable interpretation of the NPPF. [Read more](#)

Supporting documents

No documents

15 May 2026

Wiltshire Council

Development Services

Wiltshire Council

Tel: 0300 456 0114

www.wiltshire.gov.uk

PlanningAppeals@wiltshire.gov.uk

RECEIVED

- 8 JUN 2026

Jane Clifford
Kingsdown Livery Stables
Kingsdown
Corsham
SN13 8BB

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME:	Ms Marilyn Harford
APPEAL SITE:	The Stables, Doctors Hill, Ashley, Box, SN13 8AT
PLANNING APPLICATION REF:	PL/2025/09732
PROPOSED DEVELOPMENT:	Retrospective permission for Change of Use of part of an existing barn for residential purposes
INSPECTORATE REFERENCE:	6009637
APPEAL START DATE:	15 May 2026

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site.

The appeal is Against a Refusal in respect of the above site, and is to be decided on the basis of Written Representations procedure set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

Documents relating to the appeal(s) can be viewed on the Council website by searching the application reference at <https://development.wiltshire.gov.uk/pr/s/>

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>. Alternatively, you can send your comments to The Planning Inspectorate, c/o QUADIENT, 69 Buckingham Avenue, Slough, SL1 4PN, quoting the Inspectorate reference. Comments should be received by **22 June 2026**.

The Inspectorate may publish details of your comments, on the internet (on the appeals area of the planning portal). Your comments may include your name, address, email address or phone number, please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Any representations received after the deadline will not normally be seen by the Inspector and will be returned. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

Any comments you may have already made following the original application will also be forwarded to the Inspectorate (unless they are expressly confidential) but you may withdraw, modify or amplify them

now if you wish. All comments received will be copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

If you wish to receive a copy of the appeal Decision Letter, you should write to the Planning Inspectorate specifically requesting one.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal.

Finally, you can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

Yours faithfully,

Head of Development Management



PL/2025/09732

INSPECTOR REF: 6009637

Sirs,

I am writing to offer my support of the above planning appeal made by my neighbour Mrs Marilyn Hatford

As stated in my previous letter of support, the responsibility for the welfare and safety of in-focal mares, foals and youngstock necessitates being on site 24/7

For these reasons I respectfully request the appeal to be approved



Mrs P. A. Turner,
1, Wilton Cottages,
Doctors Hill,
Ashley,
Corsham
Wiltshire
SN13 8AT

Mrs G. F. Manners,
2, Wilton Cottages,
Doctors Hill,
Ashley,
Corsham,
Wiltshire
SN13 8AT

7th June 2026.

Appellants Name: Ms Marilyn Hawford
Appeal Site: The Stables, Doctors Hill, Ashley
Box, SN13 8AT.

Planning Application Ref: PL/2025/09732.

Proposed Development: Retrospective permission for
change of use of part of an existing barn
for residential purposes.

Inspectorate Ref: 6009637.

Appeal start date: 15th May 2026

Appeal deadline: 22nd June 2026

- ① The American Barn is not a residential building or built for that purpose.
- ② The need for husbandry regarding foaling is only periodic.
- ③ The building is detached from the rural settlements of Ashley and Kingsdown.

Gwendolyn F. Manners.

RENEWABLE ANNE TURNER

- ④ If permission were granted an impermeable tarmac surface may be applied for. There is no drainage between the bottom of Doctors Hill, before Merkins Farm and the corner of Wormcliffe Lane. There have been episodes of flooding of the cottages and the Highways raised the kerbs.
- ⑤ We agree with Box Parish Council that permission would amount to a 'planning creep' and urban sprawl.
- ⑥ Although there were no restrictions attached to the previous planning permission for the American Barn, there has been a marked increase of traffic with visitors and friends and several vehicles parked there at the same time.
- ⑦ Although it was stated that there should be no external lighting at night, lighting can be seen from the cottages.
- ⑧ It would detract from the character and appearance of the landscape.
- ⑨ Incremental domestic intrusion into the countryside.
- ⑩ Inappropriate development within the Green Belt and Cotswolds National Landscape.
- ⑪ As Merkin Farm has just been turned down again for planning permission, it would be unjust to pass this application.