



Development Management
Wiltshire Council
County Hall
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FAO: Isabel Gatier

By email: Isabel.Gatier@wiltshire.gov.uk

3rd September 2026

Dear Isabel

Application reference PL/2026/02969: The Mount, Upper Seagry, Chippenham, SN15 5EX

Thank you for your email of 28 August 2026, to which you attached a representation from Mr K Taylor.

You mentioned in your email that this and other representations would be made available online. No representations are available online yet though, so I assume that Mr Taylor's representation is the only response that has been submitted.

We take issue with Mr Taylor's suggestion that the application includes "*serious false claims*". It does not.

Firstly, we would like to emphasise that this application is a CLOPUD, not a CLEUD. Mr Taylor's comments focus on the existing use of the buildings, when we are seeking the Council's confirmation that the proposed use of the approved outbuilding and former stable building as a residential annex would be lawful.

We would also note that Mr Taylor's reference to the proposed ancillary annex being "*a dwelling by a different name*" is mistaken. We emphasise in the application covering letter that the house, the stable building (Building 2) and the ancillary building under construction (Building 1) form a single planning unit in residential use. The conversion of the ancillary buildings to a separate dwelling would require a separate planning application.

In relation to Building 1, the application demonstrates that works to commence application reference 20/07250/FUL began in October 2023, before the expiry of that permission. Mr Taylor in fact confirms this by *"accepting that a single line of concrete foundation has been laid"*, despite his contrary assertion that *"not one single stone has been laid to build the approved 20/97250/FUL almost 6 years since it was approved"*.

The foundations and drainage were completed in the summer of 2025. The below photographs were taken on 2 September 2026, and they confirm that works have progressed further since.



Work has been slow because the main gates have restricted access, so plant/deliveries need to be made via the paddock. This can only happen when the weather is dry. Increasing building costs have also affected progress, but none of this affects the key



point that a lawful start had been made to building 1 in October 2023, and so the continued construction of this building would be lawful.

Condition 3 on permission reference 20/07250/FUL requires this building to be used for ancillary residential purposes, so it can lawfully be used as an ancillary annex.

In relation to Building 2, Mr Taylor's assertion that the building was used to house sheep is incorrect.

The applicant explains that no sheep were housed in the building. The "*metal sheep fencing*" to which Mr Taylor refers were put in place with a water vessel to encourage the sheep to come through the gateway so the applicant's family could view and greet them. The sheep are rare breed, and are more pets than livestock.

In relation to the storage of machinery in Building 2, a ride on lawn mower and roller, used to maintain the house's garden, were stored in the garage. Larger machinery, including the Kubota and tractor, which are required to maintain the paddock, were stored on the house driveway until the barn approved at appeal (application reference PL/2023/09202) was constructed. The stable's doors are too narrow to allow any larger farm machinery to be accommodated within the stable.

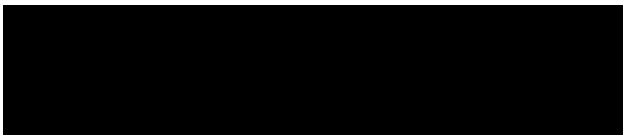
None of the above resulted in a material change of use of the building, so its lawful use remains residential, in our view.

In relation to the suggestion that Building 2 was used as an Art Studio, the applicant's partner used one of the stables as a hobby studio, for her own pleasure. Nothing she prepared was sold, this hobby did not result in additional visitors etc. and, in any event, this was only for a short period of time while the house was being decorated, which meant there was insufficient room in the house.

This also does not alter our conclusion that the lawful use of Building 2 is as an ancillary residential outbuilding, which means the proposed use of the building as an ancillary annex would be lawful. We seek the Council's confirmation of this.

Please feel free to contact me if you have any questions.

Yours sincerely



Stuart Miles BEng (Hons) MA MRTPI
Director

