Chute Parish Council

FORMAL OBJECTION TO PLANNING APPLICATION PL/2026/02960

To	Lucy Minting
Application	PL/2026/02960
Site	Barn at New Buildings, Chute Cadley, Andover, SP11 9ED
Date	4 September 2026

Dear Madam,

The Parish Council has resolved to OBJECT to planning application PL/2026/02960. The Council's principal reason for objection is the application of Policy DM8 of the National Planning Policy Framework (NPPF), which now requires substantial weight to be given to intentional unauthorised development when considering whether retrospective planning permission should be granted.

1. Policy DM8

The application seeks retrospective permission for development which, on the applicant's own account, was carried out before planning permission was obtained. The Design and Access Statement (DAS), dated 28 May 2026, states that the stables were extended in October 2025 by a 5m x 4.75m extension, providing an additional 23.75m^2 of floor area.

The Parish Council considers that the development was undertaken intentionally without first obtaining the necessary planning permission and that the circumstances warrant consideration under Policy DM8. In that case the Council asks that the intentional unauthorised nature of the development be given the substantial weight required by DM8 when deciding whether retrospective permission should be granted.

The Parish Council recognises that DM8 does not create an automatic refusal of retrospective applications. Its point is that the policy has changed the weight to be given to intentional unauthorised development where the evidential test is met. The Council accordingly asks that the officer's report expressly addresses DM8 and records the evidence relied upon in reaching any conclusion about intentionality.

2. Additional unauthorised works

The Parish Council has also identified further physical works and alterations at the property which are not identified in PL/2026/02960. The enclosed photographs taken on 1 September 2026 show, amongst other matters, ongoing building works, construction materials/equipment, apparent alterations to the building fabric and openings, and works in the immediate vicinity of the building.

The existence of these additional works is sufficiently material to require Wiltshire Council to establish what has occurred, when it occurred, and whether planning permission or other consent was required. If it is established that further development was undertaken intentionally without planning permission, that is additional evidence relevant to the application of DM8. The Parish Council will notify the planning enforcement officer of the situation.

3. The DAS is materially incomplete

The Parish Council also has serious concerns about the accuracy and completeness of the DAS. Given the DAS is the applicant's principal explanation of the development and its context, the omissions and unsupported assertions affect the reliability of the factual basis upon which the application is to be assessed. Specifically:

Paragraph 5 – extent of development: The DAS says the October 2025 extension is 5m x 4.75m and 23.75m^2. The recent photographs show further/current works and alterations. The Parish Council asks Wiltshire Council to establish whether any of those works existed or had commenced by 28 May 2026 (the date of the DAS) and, if so, why they were not identified in the application.

Paragraphs 25–27 – landscape and trees: The DAS describes the impact on the North Wessex Downs National Landscape as neutral and states that no trees or hedgerows were removed. The Parish Council asks that those assertions be verified against the actual site and the chronology of works.

Paragraph 31 – ecology: The DAS states that there was no disturbance to surrounding trees and hedgerows and that no habitats or species were harmed or lost. The Parish Council asks what evidence supports those categorical statements and whether any subsequent works have affected the position.

Paragraph 32 – biodiversity net gain: The DAS says BNG is not applicable because the extension is under 25m^2 and retrospective. The Parish Council asks Wiltshire Council to ensure that the statutory basis for exemption is correctly stated and that ordinary biodiversity/ecological planning considerations are not conflated with the separate BNG regime.

Paragraphs 33–34 – flooding and drainage: The DAS relies on Flood Zone 1 and states that there are no surface-water flooding issues and that rainwater is directed to soakaways. The Parish Council asks Wiltshire Council to verify the actual drainage arrangements and whether subsequent works have affected runoff, infiltration or hardstanding.

4. Evidence enclosed

The Parish Council encloses four photographs showing the present condition of the property and apparent ongoing works.

The Council respectfully asks that this objection be read together with its separate request for a planning-enforcement investigation. The two matters are connected: the enforcement investigation is necessary to establish the factual position, while the outcome may materially inform the application of Policy DM8 and the assessment of the retrospective application.

Yours faithfully,

Mrs Julia Rennie

Clerk
CHUTE PARISH COUNCIL

Photograph 1

Photograph 2

Photograph 3

Photograph 4