

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	10 th November 2022
Application Number	PL/2022/03968 and PL/2022/04157
Site Address	Berrybrook Farm, Street Lane, Sedgehill, SP7 9JQ
Proposal	Proposed change of use of the Long Barn to holiday accommodation, including new fenestration, rooflight's, an extension, internal alterations and refurbishment of a granary
Applicant	Mr P Harding
Town/Parish Council	Sedgehill
Electoral Division	Sedgehill– (Bridget Wayman)
Grid Ref	386,107 127,816
Type of application	Full Planning
Case Officer	Joe Richardson

Reason for the application being considered by Committee

The application has been called-in by Cllr Wayman if officers are minded to approve.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved for the reason(s) set out below.

2. Report Summary

The issues in this case are:

- Principle of development;
- Design, scale and impact to the listed building;
- Impact to the amenity of the area and the special landscape area;
- Ecological Impact and Archaeological Impact;
- Parking/Highways Impact;
- Other matters

There have been three different re-consultations for amendments and revisions to this planning application that have generated in total seven letters of objection to the application. The application has also received two letters of objection from Sedgehill and Semley Parish Council to the proposed development and an objection from Cllr Wayman, the local ward member.

Three separate consultation phases have been undertaken for this planning application in order to address the concerns received from statutory consultees, the Parish Council and members of the public primarily around the design of the converted outbuilding known as Long Barn (Building B). Concerns received from the Conservation Officer of Wiltshire Council to this proposal were in respect of rooflights/fenestration arrangements proposed for the

conversion of the curtilage listed Long Barn and the request to remove the proposed porch and reservations around the size of the window openings proposed. Further concerns were received from the Parish Council as outlined in their response. As such, the case officer has sought to address these matters throughout the course of these applications which has resulted in the need for re-consultation to all interested parties.

As mentioned, this application has resulted in various sets of amended plans being produced for these applications that has resulted in the need for re-consultation to all interested parties. Despite the submission of the amended plans, the Parish Council have maintained their objection to this proposal for the reasoning as set out in Section 7 (Summary of consultation responses).

3. Site Description

Berrybrook Farm, the subject of these applications for planning permission and listed building consent is a grade II listed farmhouse located within an existing farmyard of various outbuildings of which some pre-date 1948 and therefore are considered curtilage listed. The site is not located within a settlement boundary and is therefore outside of the defined limits of development as defined by the relevant policies of the adopted Wiltshire Core Strategy (WCS) and as such is considered to be within the countryside for the purposes of the local plan.

4. Planning History

PL/2021/08480(FUL) & PL/2021/09025(LBC) – Single storey rear extension to existing farmhouse. Internal and external renovations to windows, doors and dormers. Alteration to access. Conversion of cowshed (building J) to garage and conversion and renovation of cowshed/cart shed to home office stores and carports (building I). Demolition of barns H, G and M (post 1948). A.C 13.12.21

21/00072/PNCOU – Notification for prior approval under Class Q for a proposed change of use and conversion of agricultural buildings to five dwellings (Use Class C3) and associated building operations WTD 02.02.21

20/05785/LBC – Repair and reinstatement of a partly collapsed wall WTD 24.09.20

5. The Proposal

The proposal seeks planning permission and listed building consent for the change of use of the Long Barn to provide two holiday accommodation units with associated works that include new fenestration, rooflights, an extension, internal alterations and the refurbishment of the granary building.

For the purposes of this report, Long Barn is referred to as Building B1/B2 and the granary building is referred to as Building E.

6. Local and National Planning Policy

S16/66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Places
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 39 Tourist Development
Core Policy 48 Supporting Rural Life
Core Policy 50 Biodiversity and Geodiversity
Core Policy 51 Landscaping
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 58 Ensuring the conservation of the historic environment
Core Policy 61 Transport and New Development

National Planning Policy Framework

Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Place
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

Wiltshire Local Transport Plan 2015-2026:

Car Parking Strategy

Salisbury District Local Plan

C6 Special Landscape Area

7. Summary of consultation responses

Sedgehill and Semley Parish Council – Objection with comments stating:

This letter is Sedgehill and Semley Parish Council's (SSPC) formal response to Wiltshire Council (WC) regarding Planning Application PL/2022/03968. SSPC have considered the application, the plans and accompanying planning statement, as submitted.

Main issue : Intensification of development within a rural environment. In considering this new application, SSPC support the preservation of historic buildings and where appropriate the re-imagining of their future use as a route to retaining both their character and presence within the parish and the rural landscape surrounding. This application proposes the re-use of an existing vacant, and ultimately derelict, barn within a listed setting and in so doing a natural balance must be struck between the commercial interests of the applicant and the much-needed restoration and preservation of the building form. The principle of repurposing the listed barn for residential accommodation in the form of 2 holiday let properties is not something SSPC seeks to object against. SSPC are, however, concerned that the proposals as submitted create an over intensification of the building form and on balance does not sufficiently address the impact of such change of use, upon the amenity of Sedgehill House and the wider rural character of the area. The applicant has positively engaged with SSPC, in responding to several questions posed in recent weeks. However, the applicant has still not presented an outline masterplan for the entire site to illustrate their overall ambitions and to

show how they intend to manage the accumulative effects of submitting multiple applications. It seems illogical to SSPC that the applicant would not want to showcase their ambition for this important location and the phased approach to bringing it back to life for the modern era. There are several changes SSPC would wish to see to the application or subsequent new application should officers be minded to refuse. These are addressed further below. SSPC, however, feel the fundamental issue is the intensification of the buildings use in the form of 2 x 3 bed residential properties intended to be used for holiday lets. One can see that in order to balance the living and sleeping accommodation for the 2nd of the 2 properties, furthest from the road, the applicant proposes a single storey extension with centrally positioned French doors. This extended addition, intensifies the amount of built form to the rear of the barn, and in doing so negatively encroaches upon the neighbouring property Sedgehill house. The intensification of built form and therein future usage will, in the opinion of SSPC, create a harmful relationship with Sedgehill House and an urbanising effect. In assessing the application and balancing the need to preserve an important building within the parish, whilst still protecting the amenity of Sedgehill House and the rural character of the parish, SSPC does not feel the applicant has provided sufficient justification and evidence as to why 2 x 3 bed residential properties are required. SSPC opinion is that the property which presently has the ground floor extension proposed, should in fact be a 2 bed property and the extension removed. Should the applicant seek to amend or change via a new application their proposals, and subject to also adhering to the matters listed below, SSPC would consider the application in more positive light. It has been disappointing to see the applicant not embrace and address certain other key and in part fundamental considerations within their application. SSPC consider the application, which at a very basic level proposes two new residential properties, should have addressed the following items. 1. The proposed boundary should be secured by way of a 1.8m fence, the detail of which should be conditioned and agreed with officers prior to commencement. SSPC would also expect the applicant to work with the owner of Sedgehill House to ensure the design and specification was agreeable. 2. All external windows should be designed with light reducing film, in order to reduce any internal light from emitting to the external natural environment. This is to preserve the rural character of the area and limit the extent of light pollution created from the proposed future use. 3. All external lights (other than emergency/security lighting) should not be erected more than 1.5m from the ground. The bulb illumination should be no greater than circa 150 lumens, and with the direction of illumination being no greater than 80 degrees facing downwards, when affixed to an external wall. The bulb should be of LED and not incandescent design. 4. Any emergency or security light should have no greater than circa 1,000 lumens, and with a direction of illumination being no greater than 80 degrees facing downwards, when affixed to an external wall. The height should be no more than 2m from the ground and the lamp should have a manual override. The bulb should be of LED and not incandescent design. 5. Any bollard lighting should have a directional cover to ensure no light pollution is created than absolutely required. No up lighting should be allowed. 6. Each property should provide a minimum of 20% carbon reduction, through the use of renewable technologies and be required to limit the use of water to no more than 110l/per person/day. 7. Each property should be fitted with a fast charging electric charging point. Further additional items which SSPC would advise officers to also consider are: 8. The use of the grain store, as a store, should be conditioned. 9. All PD rights should be removed. 10. The occupation of each property should be a condition limiting the maximum occupation period to 90 days in any 12 month period. 11. An ecological management plan should be submitted and approved by officers, and in doing so no works should commence until the bat roosts and any other such habitats have been appropriately safeguarded. 12. The relocation

of the Dutch Barn, which is necessary to create the required outdoor space for the 2 properties, should be relocated and positioned parallel and not perpendicular with building K. No works to the barn should commence until this Dutch barn has been relocated. Considering the content of the application, the intensification of the built form and the lack of justification thereto, SSPC's recommendation to WC Planning Officer/Committee is that this planning application PL/2022/03968 be refused in its current form.

WC Conservation – No objection subject to conditions

WC Highways – No objection subject to conditions

WC Ecology – No objections subject to conditions

WC Archaeology – No objection

Wessex Water – No objection

8. Publicity

The application has been advertised by way of letters to near neighbours as have the re-consultation of amended plans for this proposal.

The publicity has generated seven letters of objection in total with comments received summarised as the following:

- Detrimental impact on the amenity of the surrounding area, namely Sedgehill House;
- Proposal is not considered to be 'sustainable development' and would lead to increased vehicular movement;
- Lack of ecological surveys;
- Contrary to saved policy C6 of the Salisbury District Local Plan (SDLP);
- Separation distances between Sedgehill House and the application site;
- Lack of suitable boundary treatments;
- Lack of a masterplan for the re-development of the site;
- Overdevelopment of the site;
- Need for an extension on the northern elevation of Long Barn B;
- Concern for the conversion of Barn F and future uses of the site;
- Issue around energy performance for privately rented buildings;
- Light pollution from relocated rooflights

9. Planning Considerations

9.1 Principle of development

The application site relates to the farm complex of Berrybrook Farm, which lies within the rural surrounds of Semley and within the special landscape area. The associated detached stone and tile dwellinghouse is Grade II listed within an existing farmyard of various outbuildings of which some pre-date 1948 and therefore are considered curtilage listed.

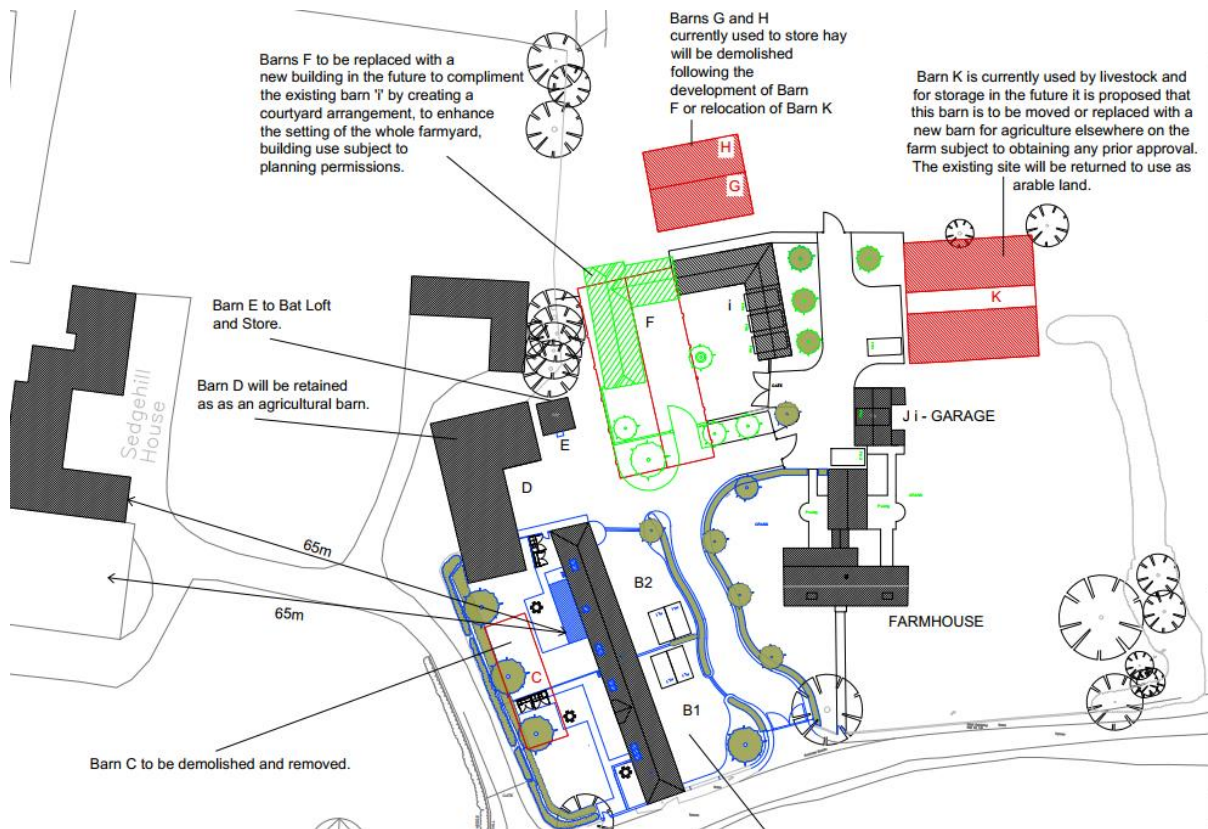
The site is not located within a settlement boundary and is therefore outside of the defined limits of development as defined by the relevant policies of the adopted Wiltshire Core Strategy (WCS) and as such is considered to be within the countryside for the purposes of the local plan.

Planning permission and listed building consent are sought for the change of use of the Long Barn to provide two holiday accommodation units with associated works that include new fenestration, rooflights, an extension, internal alterations and the refurbishment of the granary building.

Below is an extract from the masterplan for the site that shows the matters pertinent to the applications for this scheme and future proposals. For the purposes of these applications the Long Barn B that is to be converted into two holiday lets is referred to as B1/B2 and the Granary building referred to as E. Barn C, the Dutch barn is no longer proposed to be re-sited within the farmyard complex and is to be demolished. This building is shown with a red line and is referred to as Building C.

Both buildings subject to these applications, Long Barn B (B1/B2) and the Granary (E) are curtilage listed.

It is noted from the planning history Barns B, D & F were subject of a Notification for Prior Approval under Class Q for a Proposed Change of Use and Conversion of Agricultural Buildings to Five Dwellings which was subsequently withdrawn after officers had advised the barns were curtilage listed.



Regards the principle of development, the application proposes new tourist development in the form of two holiday lets following the conversion of the Long Barn (Building B1/B2) and it must demonstrate the scheme is accordant with the exceptions criteria set out under criteria i to v of Core Policy 39. The policy states:

In exceptional cases development may be supported away from the Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages where it can be demonstrated that all of the following criteria are met:

- i. There is evidence that the facilities are in conjunction with a particular countryside attraction;*
- ii. No suitable alternative existing buildings or sites exist which are available for re-use;*
- iii. The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas;*
- iv. The building is served by adequate access and infrastructure; and*
- v. The site has reasonable access to local services and a local employment base.*

Any proposal needs to carefully consider the need to protect landscapes and environmentally sensitive sites with the objective of providing adequate facilities, enhancing enjoyment and improving the financial viability of the attraction. If new buildings are required in the countryside for tourist development these should be directed towards the Local Service Centres and Large and Small Villages.

The policy states that development should be located towards settlements, towns and villages however there are exceptions criteria as listed above. Officers note that the proposal may not be strictly in accordance with the criterion of Core Policy CP39 of the WCS. Essentially this is a curtilage listed barn that by way of the works proposed, is to be maintained and enhanced thus increasing the longevity of the building. Officers therefore consider that this proposal for a residential use would be the most viable option for the longevity and preservation of this curtilage listed building.

Officers consider it appropriate to limit the use of the two proposed holiday lets by imposing conditions onto any consent thus mitigating potential amenity impacts. It is considered appropriate to limit the occupation of each holiday let by not allowing any person(s) to reside within the holiday let for more than 28 days in one calendar year or allowing either building to be used as permanent residential accommodation for one person(s). Whilst the use of the holiday lets can be limited for a time period each year, i.e. 1st March to the 31st October via a planning condition, in this instance it would not be reasonable or necessary to impose a condition to this extent. Given that the optimum use of this curtilage listed building is for a residential use, thus enhancing and preserving this building, the use of the converted building for holiday lets for an all year round use rather than a limited time period is considered reasonable on this occasion.

In terms of the principle of development, with regards the conversion and re-use of rural buildings Core Policy 48 states –

Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.

- iii. The building can be served by adequate access and infrastructure.
- iv. The site has reasonable access to local services.
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

In this instance the use of the Long Barn (Building B1/B2) for holiday lets is considered a suitable use and the use of the granary following the repairs and recladding of this building to enable part of this to become a compensatory bat roost would result in improvements within the site and to the setting and safeguarding of heritage assets in line with the requirements of this policy. As such officers consider this proposal to adhere to Core Policy CP48 of the WCS.

The proposed development at the site is considered acceptable in principle, provided the development is appropriate in terms of its scale, siting and design to its context, and provided other interests including heritage impacts, landscape, residential amenity, highways and ecology are addressed. These matters are discussed in subsequent sections.

9.2 Design, scale and impact to the listed building

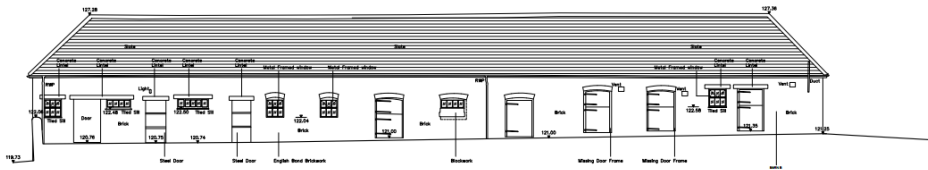
Core Policy 57 of the Wiltshire Core Strategy (WCS) requires there to be a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

Core Policy CP58 states that designation of a conservation area or listed building does not preclude the possibility of new development. In considering applications for new development, the council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context. Core Policy CP58 also states that 'Development should protect, conserve and where possible enhance the historic environment'.

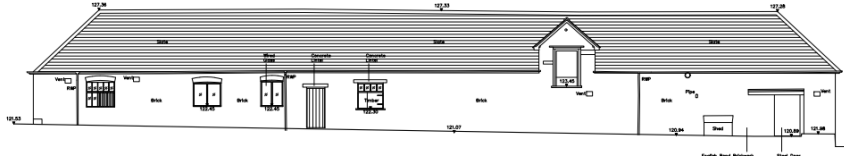
Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting.

The proposed works would see the conversion of the existing long barn (B1/B2) into two holiday lets. The existing long barn is a single build of English Bond brick with a slate roof that originally contained individual loose boxes, stalls and stores that was partially converted to a milking parlour and dairy. The existing elevations of this building are shown below.

East Elevation 1:100



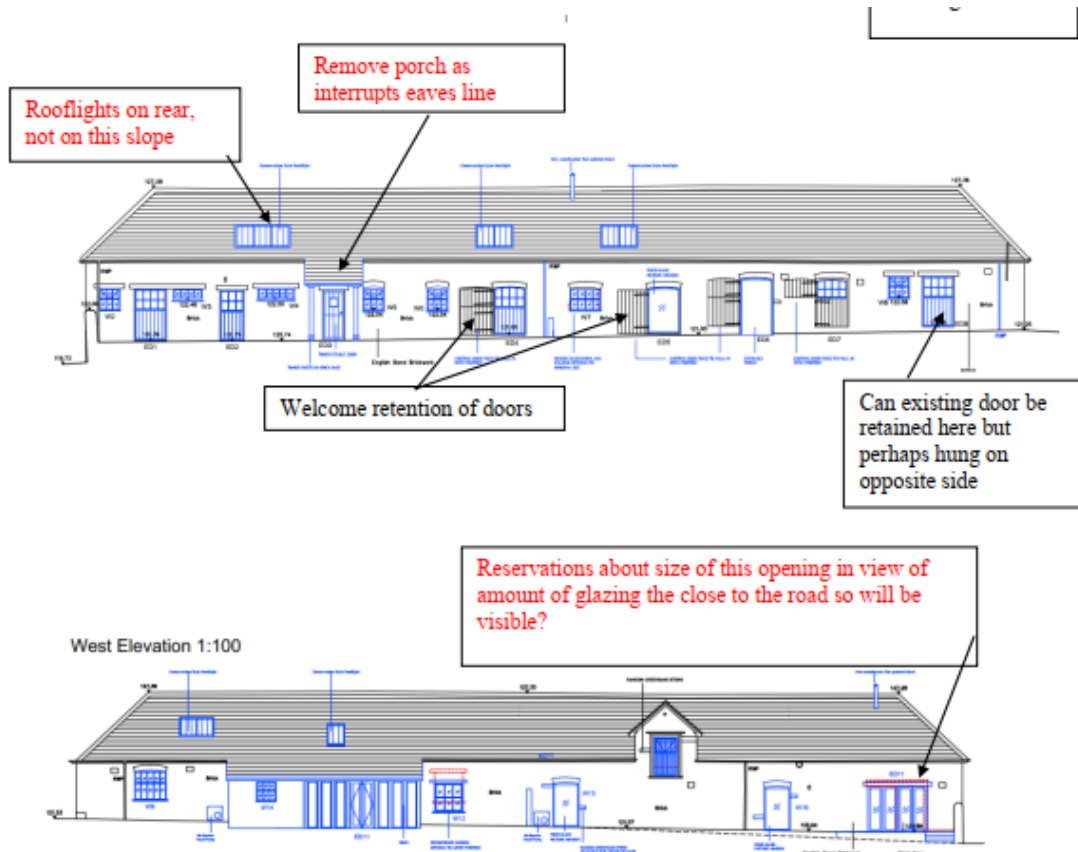
West Elevation 1:100



In the respect of the context of the site, the eastern elevation is adjacent to the grade II listed building, Berrybrook Farmhouse. The Council's Conservation Officer commented on this element of the proposal with the following:

The handling of this elevation is important and the current character of the openings should be retained as they are of evidential significance. In that respect, I welcome the use of the existing openings and retention of existing doors (largely). I would request that rooflights should be relocated on the rear slope and I consider the porch element to be harmful to the character of the building and I would recommend omitting it.

A snippet of her comments is shown below:



achievable within the development itself, and the NPPF (paragraph 130f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

Saved policy C6 Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria;

- (i) the siting and scale of development to be sympathetic with the landscape; and
- (ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

Officers note the concerns received from the members of the public and Parish Council in relation to this proposal. The existing farm complex is located in a relatively rural area with the dwellinghouse known as Sedgehill House in close proximity to the site, specifically the Long Barn (Building B1/B2) that is proposed to be converted to two holiday lets. Sedgehill House is sited approximately 50 metres from the application site subject to these applications. Comments received in respect to the relocating of the proposed rooflights to the western elevation of Long Barn (Building B1/B2) to be converted into two holiday lets by way of overlooking impacting on the amenity of this neighbouring property are duly noted.

Having regard for the proposed residential use of the converted barn as holiday lets, there would potentially be an increased level of overlooking from the rooflights inserted into the western roofslope to the adjacent property known as Sedgehill House. In order to address the concerns around light pollution from the converted barn, all glazing is to be treated with film to reduce visible light spill which includes the proposed rooflights in the western roofslope. However, it should be noted that the rooflights proposed are serving bedrooms that are not principal habitable rooms. Furthermore given the relationship and distance between Sedgehill House and the barn to be converted, some 50 metres, any overlooking/amenity impacts would be minimal in officer opinion and would not justify the refusal of planning permission and listed building consent.

Whilst third parties may feel that the ability to simply view the converted barn and alterations from Sedgehill House would somehow reduce privacy levels, in this particularly situation, the changes that include the extension are relatively modest in scale, a refusal of the proposed works solely on the basis that it would unduly harm neighbouring amenity by creating the perception of overlooking is unlikely to be successful at appeal, particular given the degree of separation between the application site and this neighbouring property. Furthermore, a new hedge and 1.8 metre fence is proposed to be erected/planted along this section of the boundary, on land within the applicant's control to reduce the levels of potential overlooking onto the neighbouring property, Sedgehill House by users of the two proposed holiday lets following the conversion of this barn. It is noted that the proposed hedgerow will take some time to mature appropriately, however this would be mitigated to an extent by the erection of the 1.8 metre fencing proposed. The concerns received regarding the removal of the proposed hedgerow are noted but it would not be reasonable in the context of the use of planning conditions to impose a condition onto any consent requiring that hedgerow to be maintained in perpetuity.

Other works include the erection of dwarf walling on the south elevation/roadside to infill a gap between the existing stone walling thus enclosing the proposed redevelopment of the barn.

As referred to in the previous section of this report, the use of the two holiday lets proposed can have conditions imposed onto any consent ensuring that these holiday lets do not become any person(s) permanent residential abode.

The comments received from the members of the public and Parish Council in regard to this matter are noted but for the reasons as outlined with conditions imposed onto any consent limiting the use of the proposed holiday lets, officers consider that the proposed works would not have any significant adverse impact to the amenity of the area that would warrant the refusal of planning permission and listed building consent.

Given the totality of the works proposed by way of this development proposal and having regard for the visual improvements by way of the Long Barn being converted and Granary being maintained and enhanced, it is considered there would not be any impact on the special landscape area.

9.4 Ecological Impact and Archaeological Impact

CP50 of the Wiltshire Core Strategy and the National Planning Policy Framework require that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

The application is accompanied by an Ecological Impact Assessment (EIA) undertaken by Darwin Ecology which has been reviewed by the Council's Ecologist. Comments received from the Ecologist following an assessment of this proposal have no objection to this scheme subject to the proposed works being carried out in accordance with this document and the Mitigation, Compensation and Enhancement Plan that shows appropriate ecological mitigation by way of the proposed. Subject to the imposing of a condition to this extent as per the recommendations of the Council's Ecologist, officers consider that the works proposed will not cause any significant adverse ecological impact in respect of Core Policy CP50 of the WCS.

The Council's Archaeologist has commented on this scheme and has provided the following comments to this proposal:

The heritage statement (Western Design Architects, May 2022) submitted in support of this application notes (Para. 1.1.2) that 'Berrybrook Farm is part of an historic dairy farm which comprises of a farmhouse, various agricultural buildings of differing ages and uses and agricultural land...The site dates from the late C17 with various building alterations and additions taking place up until the late 1990s'. Wiltshire's Historic Environment Record (HER) notes that placename evidence suggests that the farmstead may have medieval origins, while the Royal Commission on the Historical Monuments of England (RCHME) recorded earthworks south of the farm in the 1990s that may represent traces of medieval settlement.

Having reviewed the details of this proposal, there are elements that have below ground impacts. However, the proposed extension to the Long Barn is small in area, while the other works, such as services, hard standings and the relocation of the 1950s Dutch barn to the north of the late 20th-century cow sheds, are not substantial in terms of their below ground impacts and fall within the existing farm complex. On this basis, I am satisfied that in this instance an archaeological response to this proposal is not justified. No further action is therefore required in relation to this application as regards the buried archaeological heritage.

Based on the comments received above, officers consider that the proposed works would not have any adverse impact to buried archaeological heritage that would warrant the refusal of planning permission or listed building consent for this scheme.

9.5 Parking/Highway Safety

Officers note that the previous planning consents on the site, PL/2021/08480 and PL/2021/09025 involved works that included access alterations, widening of the existing access, improvements to the visibility and new gates set back from the highway.

The proposed subject to this scheme for planning permission and listed building consent are identical to that of the previous schemes. The only differences would be the changes in style of the access gates to the entrance of the farm complex in the form of black metal estate gates and the creation of an internal access to the converted Long Barn (B1/B2) building. The Council's Highways Officer has assessed this proposal and has returned the following comments:

I note the proposed conversion of the existing barn for use as two, three bedroom holiday lets. I also note the recent planning history of the site and that this application also includes the welcomed access alterations within the proposals, which seek to widen the access, with new gates set back from the highway, as well as an improvement to visibility. Adequate car parking is also shown on site and as such, I recommend that no Highway objection is raised, subject to the following conditions and informative being added to any consent granted;

CONDITIONS:

1. The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

2. Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

3. Any gates shall be set back 5 metres from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

4. No part of the development hereby permitted shall be first brought into use until the access, turning areas & parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

INFORMATIVE:

1. The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath,

carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Subject to the imposing of the suggested conditions from the Council's Highways Officer onto any consent, officers consider that the proposed works will not cause any significant detrimental impact to highway safety or highway users to justify the refusal of planning permission and listed building consent for this proposal.

9.6 Other matters

Written concerns have been received from members of the public regarding the overall intention of the applicant for the use and redevelopment of the farm complex in that these applications are piecemeal in approach and; there is no overall masterplan for the complex. It can be stated that each application received by the Local Planning Authority is judged on its own merits and against local and national planning policies. There is no requirement for the applicant as part of these applications to provide details of potential other projects within the site. Whilst the applicant has provided a masterplan that does illustrate what works are proposed in the future, the Local Planning Authority can only assess the current applications subject to this proposal.

Written concerns received in respect of the converted holidays having a rating of C or above for Energy Performance Certificates (EPC) as a requirement of national government in 2025 are noted. This is a matter for the applicant to address with building regulations and is not a material consideration for these applications.

Written concerns around the provision of electric vehicle charging points are noted. The revised proposed site layout plan (DWG No: 29 Rev I) shows provision for two charging points, one for each holiday let proposed within the proposed parking spaces.

10. Conclusion and Planning Balance

There have been three different re-consultations for amendments and revisions to these applications for planning permission and listed building consent that has generated a number of objections from members of the public and the Parish Council which are duly noted and have been carefully considered.

Throughout the course of these applications, the applicant and agent have sought to address the concerns received from members of the public and the Parish Council through the submission of additional information and amended plans.

The use of the converted Long Barn (B1/B2), a curtilage listed building for holiday let accommodation is considered the optimum use for the building that would appropriately preserve and enhance this building whilst ensuring its future longevity. The maintenance and upkeeping of the Granary building (E) for bat compensatory measures again would in the opinion of the case officer appropriately preserve and enhance the longevity of this curtilage listed building thus preserving and enhancing the setting of the grade II listed farmhouse, Berrybrook Farm and the wider area.

As such, for the reasons as outlined within this report, officers consider the proposal for the redevelopment of the farm complex and associated works conforms to the objectives of Core

Policies 39, 48, 50, 51, 57, 58 and 61 of the Wiltshire Core Strategy and saved policy C6 of the Saved Salisbury District Local Plan.

Taking the above into account, the applications are not considered contrary to these policies as it does not cause any significant material harm that would justify a refusal of planning permission and listed building consent. Therefore, planning permission and listed building consent should be granted for the development.

11. RECOMMENDATION:

Approve with conditions:

Conditions for planning permission application PL/2022/03968

- 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:

DWG No: 22 Rev A Site Location Plan Date Received 09.09.22

DWG No: 29 Rev I Proposed Site Layout Plan Date Received 19.10.22

DWG No: 27 Rev B Proposed Longbarn B Floor Plans, Roof Plan and South Roadside Elevation Date Received 09.09.22

DWG No: 28 Rev C Proposed Longbarn B Elevations and Sections Date Received 09.09.22

DWG No: 30 Rev B Proposed Granary E Elevations, Floor Plans and Ground Floor Joist Plan Date Received 09.09.22

DWG No: Figure 3 Mitigation, Compensation and Enhancement Plan Date Received 25.10.22

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

- 3 Prior to the occupation of the holiday lets hereby approved, all glazing to be inserted into the converted building shall be fitted with solar control film to reduce visible light transmittance and spill as per the details of an email received by the Local Planning Authority dated the 9th September 2022.

REASON: In the interest of amenity and to avoid unnecessary light spill.

- 4 Notwithstanding the Town and Country Planning (Use Classes) Order 2020 as amended (or any Order revoking and re-enacting this Order), the holiday lodges hereby approved shall be used for holiday/tourism accommodation only and for no other residential or business purpose.

REASON: The holiday lodges are sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

- 5 No person/s shall occupy the two holiday lodges for a continuous period of more than 28 days in any calendar year, and the holiday/tourism accommodation hereby approved shall not be re-occupied by the same person/s within 28 days following the end of that period.

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

- 6 The two holiday lodges hereby permitted shall not be occupied as any person's sole or main place or residence.

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

- 7 The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 8 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

- 9 Any gates shall be set back 5 metres from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

- 10 No part of the development hereby permitted shall be first brought into use until the access, turning areas and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

- 11 The development shall be carried out in strict accordance with Ecological impact Appraisal by Darwin Ecology dated July 2022 and the Proposed Mitigation, Compensation and Enhancement Plan (DWG No: Figure 3).

REASON: For the avoidance of doubt and the protection, mitigation and enhancement of biodiversity.

- 12 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
- (i) location and current canopy spread of all existing trees and hedgerows on the land;
 - (ii) full details of any to be retained, together with measures for their protection in the course of development;
 - (iii) a detailed planting specification showing all plant/hedgerow species to include species, size and density;
 - (iv) means of enclosure to include details of the fencing and new estate fencing lining the entrance drive;
 - (v) all hard and soft surfacing materials to include details of the surface way material that shall not be tarmac and details of refuse bin storage and bikes stores.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development.

- 13 All soft landscaping comprised in the approved details of the landscaping scheme shall be carried out in the first planting and seeding season following the first occupation of the dwelling or the completion of the development whichever is the sooner; All shrubs, trees and any other planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

INFORMATIVE TO APPLICANT(S):

1. The roof space of Barn B is used as a bat roost. Under the Conservation of Habitat Regulations, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a Natural England licence will be required before any work is undertaken to implement this planning permission.

2. The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225

713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

3. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Conditions for listed building consent application PL/2022/04157

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

DWG No: 22 Rev A Site Location Plan Date Received 09.09.22

DWG No: 29 Rev I Proposed Site Layout Plan Date Received 19.10.22

DWG No: 27 Rev B Proposed Longbarn B Floor Plans, Roof Plan and South Roadside Elevation Date Received 09.09.22

DWG No: 28 Rev C Proposed Longbarn B Elevations and Sections Date Received 09.09.22

DWG No: 30 Rev B Proposed Granary E Elevations, Floor Plans and Ground Floor Joist Plan Date Received 09.09.22

DWG No: Figure 3 Mitigation and Enhancement Plan Date Received 25.10.22

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

3. No works shall commence above DPC ground floor level of the development hereby permitted until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Brochure details of the black metal gate for the farmhouse and access gates;

For LongBarn building (B1/B2):

- Details of the new external doors and windows (brochure details will suffice) and brochure details of the rooflights to be used that shall be metal, flush and conservation style;
- Details of the bi-folding doors (brochure details will suffice);
- Details of the stone for the walling that shall be reclaimed from site or salvaged stone

- to match with a sample panel showing pointing detail;
- Details of the new guttering/rainwater goods that should be metal and painted a dark colour;
- Details to include location and style of any external lighting proposed.

For Granary building (E)

- A detailed photographic record is made of the timber-framed structure prior to the commencement of works;
- A schedule of repairs and methodology is provided to the Local Planning Authority prior to the commencement of works;
- Details of the proposed roof tile to be reclaimed clay tiles and new loft door;
- Details of the cill plate replacement and how these works will be carried out.

Development shall be carried out in accordance with the approved details.

REASON: In order to ensure the development is undertaken in an acceptable manner and in the interests of preserving the character and appearance of the curtilage listed building and its setting.

4. The repair works to the Granary Building (E) shall be carried out in situ and in accordance with the approved schedule of repairs and methodology. The building shall not be dismantled. The window in the north elevation shall be repaired/reglazed and not replaced unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure the development is undertaken in an acceptable manner and in the interests of preserving the character and appearance of the curtilage listed building and its setting.