

**REPORT TO THE NORTHERN AREA
PLANNING COMMITTEE**

Report No.

Date of Meeting	27 th June 2012		
Application Number	12/00885/FUL		
Site Address	Manor Farm, Broad Town, SN4 7RN		
Proposal	Demolition of Existing Farm Building & Replace with Building to Provide Ancillary Accommodation to Manor Farmhouse & The Associated Equestrian Yard. (Resubmission of 11/03627/FUL)		
Applicant	Ms Allison		
Town/Parish Council	Broad Town		
Electoral Division	Wootton Bassett East	Unitary Member	Cllr Groom
Grid Ref	409100 177951		
Type of application	Full		
Case Officer	Kate Backhouse	kate.backhouse@wiltshire.gov.uk	01249 706684

Reason for the application being considered by Committee

The application has been called into committee by Cllr Groom to consider the scale of development, relationship to existing properties and car parking.

1. Purpose of Report

To consider the above application and to recommend that planning permission be REFUSED

No comments have been received from the Parish Council at the time of writing this report. No objections have been received.

2. Main Issues

The main issues in considering the application are:

- Principle of development. Policies C3, H4, H8 and NE15 of the adopted North Wiltshire Local Plan 2011
- Scale and size of the proposal

3. Site Description

4. Relevant Planning History		
Application Number	Proposal	Decision
11/03627/FUL	Demolition of Existing Farm Building & Replace with Accommodation/Office Facilities and Garaging	REF
10/01199/FUL	Conversion of Garage to Ancillary Accommodation	PER PER

08/02820/FUL	Alterations and Extension to Farmhouse, COU of Land to Garden	PER
08/02819/FUL	Diversification of Existing Farming Use to Include Equestrian Business	

5. Proposal

Permission is sought to remove an existing range of outbuildings and to replace them with ancillary living accommodation comprising of two bedrooms, kitchen/living room and shower room. Adjacent to this plans show a large office with kitchenette and WC. Attached to the proposed office plans show a large gym with sauna, male and female WCs and male and female changing rooms. Following on from the gym, the building provides a seven bay open fronted garage. The building as a whole is approximately 47 metres long and is broadly on the same footprint as the existing outbuilding. The primary difference is the height of the building which increases approximately 1.5 metres. Plans also show an area of landscaping to the south-west of the barn. These do not fall within the redline site plan however and do not therefore form part of the application. The use of this land for residential garden would require a change of use application to be submitted.

6. Consultations

Broad Town Parish Council have not commented on this application however commented on the previous, refused application, which they supported.

Archaeology Service has offered no comments or objections.

7. Publicity

The application was advertised by site notice and neighbour consultation.

No comments or letters of support / objection have been received

8. Planning Considerations

Principle of development.

In the countryside the reuse of rural buildings is considered under policy BD6 of the North Wiltshire Local Plan 2011 where priority is given to employment, community then residential use. The proposal is for a replacement building however therefore this policy is not applicable.

The proposed uses consist of 4 elements. Ancillary residential accommodation, business office, gym/sauna and parking.

In principle the provision of grooms accommodation within an established equestrian enterprise is considered acceptable provided it is supported by a proven, justified need. There is already a two bedroom annex on site permitted under 10/01199/FUL which is conditioned to remain ancillary to the house and not be used as a separate dwelling.

The submitted information states that there are currently 2 full time and 2 part time staff employed on site. It is anticipated by the agent that the proposal would result in 3 full time and 2 part time. The design and access statement states that the experienced staff required to look after the horses are generally older and therefore prefer not to share living accommodation.

The agent has been invited to provide a business plan in order to support the application which fully details the required accommodation in relation to business need. Although information has been provided within the design and access statement in general terms, the figures are not specific enough in respect of year round animal numbers and number of staff required to live on site with detailed justification. The agent has commented that no justification was provided under

the previous application for grooms accommodation and therefore the principle has been established. Concerns lie with the addition of another 2 bedroom unit which operates entirely independently from the main dwelling in an area where residential accommodation is not normally considered. The agent has indicated that the applicant is happy for any permission to be conditioned so as to remain ancillary. However, without an expansive business plan which fully justifies the business need for an additional separate 2 bedroom grooms accommodation, it is not considered appropriate to permit this additional accommodation.

In respect of office accommodation, this is considered acceptable in principle, however, the extent shown on the plans appears excessive for the business need given the levels of staffing.

The gym element of the proposal is not considered at all acceptable within the confines of the business area of the site. Proposals for residential facilities should be located within the residential curtilage of the existing dwelling to prevent the expansion of residential uses into the countryside.

The principle of some form of garaging on site is considered acceptable in principle albeit that at least two spaces have been removed by conversion of the garage to grooms accommodation under planning permission 10/01199/FUL. It is considered that there is sufficient parking on site for this not to be of concern.

Scale and Size of the proposal.

The proposal is to replace a range of buildings already on site. These consist of a brick and slate outbuilding, with a long breeze block and tin roofed barn. The block built part of the building is in clearly in a poor state of repair and currently is used to house a tractor and occasional cars. The existing brick part of the building, whilst also in a poor state of repair and requiring some works to make habitable, if converted (with potentially the addition of a small lean-to to provide office accommodation) could provide additional accommodation without the need for the erection of new builds. This would still be subject to a business plan being provided in support. The replacement of the block and tin building with a new brick building, increased some 1.5 metres in height will increase the visual impact of the building. Whilst this is not necessarily in itself a reason for refusal, the continued domestication of the site, outside of the residential curtilage cannot be supported.

9. Conclusion

The proposal is for replacement buildings rather than the conversion of existing. Policy in this respect is much stricter in that conversions are considered under policy BD6 which is a generally permissive policy subject to criteria. The proposal for new residential accommodation within a new building, outside of an existing residential curtilage however is considered contrary to policy H4 of the North Wiltshire Local plan 2011. Regardless of whether a condition is placed on any decision tying the accommodation to the main dwelling, the accommodation would be effectively a new dwelling in the open countryside contrary to both local and national policies.

10. Recommendation

Planning Permission be REFUSED for the following reason:

1. By reason of its scale and extent of facilities provided and self contained nature, it is considered that without sufficient justification, the proposal is tantamount to a new dwelling in the open countryside. As such the proposal would be contrary to policies C3 and H4 of the North Wiltshire Local Plan 2011
2. The proposal by way of its scale and massing is considered to result in an overly large building which contributes to the domestication of a site outside of a residential curtilage within a rural setting, contrary to policies C3, NE15 and H8 of the North Wiltshire Local Plan 2011.

Informatives

This decision relates to documents/plans submitted with the application, listed below.

Plan Ref:

153/01A

153/02A

153/03A

153/04A

Date stamped 21.03.12

