

Our Ref: IN/jg/95382/plng

31 October 2005

Ms Becky Jones  
Senior Planning Officer  
Salisbury District Council  
61 Wyndham Road  
Salisbury SP1 3AH  
**BY FAX & POST: 01722 434 520**



103876

Dear Ms Jones

**Re: Manor Farm Barns - Fisherton de la Mere**

In Mr Barlow's absence, we enclose for your file a copy of a letter issued to the Council Members on 20<sup>th</sup> September 2005. We would refer to the section relating to vehicle movements and confirm the following:

The existing access originally served 4no cottages, the Manor House and a separate flat together with the working farm. Now, the access serves only the Manor House, the flat having been incorporated into this building, and 2no cottages, the original 4no having been converted into 2no cottages, whilst the farm vehicles now use an alternative access. The access will also serve the proposed 3no barn conversion units, therefore creating overall less vehicle movements than before.

We trust this information will be of assistance to you, but should you have any further queries, please do not hesitate to contact us.

Yours faithfully

**Ian Nelson**

20<sup>th</sup> September 2005

Dear Cllr ....

**Re: Manor Farm Barns Fisherton de la Mere.**

I am instructed to write to you regarding the above planning application which comes before your planning committee on Thursday evening of this week and I am aware that you are to have a site visit prior to the committee meeting. Indeed I will make myself available to answer any direct questions that may result.

I understand from Cllr Ian West that he may not be able to attend the committee meeting and therefore I would offer this letter in support of the planning application.

The application process has been thwarted with additional requests for information and as a result we have made and withdrawn several planning applications on this site usually in order that the planning authority can comply with their statutory 8 week period. Indeed the only reason for the application going before you is as a result of a direct request of Cllr West.

The application is supported by the Chair of the Parish Council, local residents and also the Conservation Officer.

The application is recommended for refusal on three points:

01. Policy G1, C22, H22 requirement to seek Sustainable development.
02. Policy G2 General criteria for development. Access and turning space within the site.
03. Policy R2 Open Space Provision.

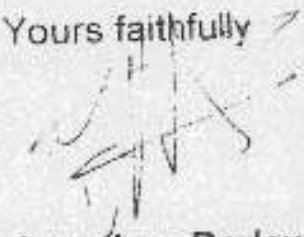
I would like to address these as follows:

- The visibility splays are within land controlled by the applicant.
- The access serves 4 cottages recently converted to 2, the Manor House and flat now only the Manor House, and up until last year the working farm now served from an alternative access. So in reality there will be less vehicle movements than before.
- The width of the access onto the A36 is greater than shown on the plan and is in fact in excess of 7.5mts
- The existing road North South is currently 6.0mts as opposed to the 3.5mts on the plan.
- The existing road can have screening along its length to the A36.

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- The bus service to Fisherton runs every hour to both Salisbury and Warminster and there is a bus stop located on both sides of the road outside the site.
- The bus stops are the only bus stops for the village of Fisherton and are in regular use by the villagers both children and adults.
- Local schools, library, Doctors, Dentists, shops, the post office and public houses are all within either a short bus journey or walk.
- There have recently constructed two developments in Wyle of 4 new house each, the bus service in the village runs only on a twice daily basis.
- The applicant has signed a Section 106 agreement for the provision of a financial contribution towards this and as we understand it once the application is approved then the payment becomes due.
- A viability study has been undertaken by both local and national property consultants which clearly shows that given the buildings are worthy of retention (conservation comment) the only viable means to achieve this is with their re-use as private residences. Costs to convert are between £60 and £80 per foot sq, where office or business rentals would be between £4 and £5 per foot sq
- The re-use of the buildings as holidays units is not viable as they are poorly located adjacent to a main road and in poor holiday location.

I trust that you will find this short report of use and that you will be able to support our application at the planning meeting on Thursday.

Yours faithfully



Jonathan Barlow