

Application 19/11453/FUL – Teffont (Farmer Giles)

Statements in support:

I support this application.

Mary and Tony have lived in the village for over 20 years and during that time have played a very active role in Village Life (Mary has been governor of Chilmark School; Trustee of Teffont Village Hall and rebuilt the Garden Club; Tony has been long-time Teffont Parish and Wiltshire County Councillors). In our current coronavirus situation, Tony is one of the named volunteers helping the vulnerable and self-isolating in the village.

The submission has been refined and refined over time with input from the Wiltshire Planners and The Planning Committee. I have read the AONB reports each time and feel that this submission addresses the key points of:

1. Respecting the Dark Skies in this part of Wiltshire;
2. Cleaning up the entry to Teffont with the carpark returning to a meadow. This is really important and will make the entrance to the village much more attractive and in keeping with the village character.
3. Planting scheme – and I would support the restriction that the planting should be completed within the first planting season after completion of house (seems unnecessarily risky to young trees to plant outside the correct planting season and also whilst the machinery necessary to build the house and remove the building are still on site).

Also, as a fellow horse owner, I have long believed the family should live onsite to offer the care for their animals that British people are renowned for. I have read the letter of support from their vet and would echo all the points he makes.

Finally, having had a career in business, I applaud the way Farmer Giles Farmstead Ltd has coped with and responded to business-shattering events like Foot and Mouth and has proactively developed its business offering over the 22 years that this family has owned it.

Looking forward, and especially given the current economic uncertainties, it makes sense to me for Farmer Giles to diversify where possible. If I read the AONB Management Plan correctly, this would appear to be the key sustainable message it contains.

I hope you give your approval and the proposed improvement work and build can commence.

Fields Wicker-Miurin

Teffont Magna

Application No: 19/11453/FUL - Farmer Giles – **In Support**

From Robin Faulkner

"I strongly commend this Application to members of the Committee.

I fully support the positive comments especially those by Fiona Homan, David Parker and Will Langer of the CLA. The latter being very authoritative and the former being the objective views from two very long- standing parishioners with the good of the village foremost in their minds.

My family and I continue with our active roles within the community of the village and in particular my wife was Clerk to Teffont Parish Council for 12 years.

Thus for over 34 years having lived with and witnessed the evolution of the Farmer Giles site I cannot see any significant, relevant reasons to object to this Plan as amongst other things there are no immediate neighbours. Neither my family nor the people in the village I meet can understand why this hardworking family are excluded from living on the farm where they care for their horses, sheep and other animals.

However I am aware that there have been a couple or so objections for what appears to be more personal reasons rather than Planning issues.

More importantly, I am disappointed and dismayed that our Wiltshire Councillor has up to now, chosen to oppose the recommendations of the Teffont Parish Council and largely those of Wiltshire Planning Officers in this case.

Finally, I would emphasise that I believe this sympathetically designed family home would be a huge enhancement to the village for now and future generations.

Robin Faulkner

Teffont Magna,

Good afternoon,

We are resubmitting our application for a single, family, house at Farmer Giles having listened to all the feedback from yourselves, as well as the planning officers (who have visited the site again) and, of course, the detailed feedback from the AONB.

You asked for clarity over the details of the build, the building heights, location, visibility, and eco sustainability (including additional planting scheme), all of which we have addressed.

We commissioned an architect, experienced in the AONB, to develop a complete house design, incorporating the Teffont Village Design Statement and key AONB requirements (eg maintaining Dark Skies). These plans show the attention given to ensuring roof heights and other visual aspects are minimised (see architect's cross-section).

The house will be built to make full use of environmental technology to ensure it is both “green” and sustainable (PVs, sustainable heating using heat pumps, rain-water capture, etc)

In addition, we have employed Salisbury-based Indigo Landscape Architects, who work extensively within the AONB and have a thorough knowledge of the AONB Management Plan. They have completed a visual audit of the site and surrounding countryside and guided us on complying with as many of the AONB recommendations as possible. This includes a detailed planting scheme including restoring the carpark to a typical Wiltshire Chalkland meadow with many additional trees. The photos within their report were also deliberately taken during the winter months when tree foliage is least in order to make their assessments as transparent as possible.

The site has been chosen because it is in a natural dip in the landscape, largely screened from the surrounding AONB, and within the brownfield curtilage of the Farmer Giles site.

It is located within a former man-made pond which has no natural water source and is long since defunct. This location will require minimal earth works, no soil should need taking off-site; and in addition, much of the rubble, etc, created by the removal of the buildings near the site frontage can be used as part of the backfill around the foundation footings – minimising the need for transporting materials off-site.

The proposals are also not just for a house, but also incorporate the removal of existing barns and a substantial landscaping scheme which will transform the site frontage and the manner in which the site is seen from the road.

We are also retaining the holiday lodges which support both our business and the local economy. Farmer Giles Farmstead Ltd has always been a multi-stranded business with farm animals, farm attraction, camping and caravanning, etc. Like many family businesses it has needed to diversify as the market requires. A DEFRA grant, given as free business consultancy after the foot and mouth outbreak of 2001, led to a recommendation that the business expand into family holidays in purpose-built Lodges. These are now a key part of the Farmer Giles Farmstead Ltd income. In effect, the business has moved away from mass general public daily visits, to general public access through booked stays. These families also support the local economy. They spend money in local shops, pubs and activities as well as allowing us to employ local staff to clean and care for the lodges.

The proposals are now supported (unanimously) by the Parish Council and by the Planning Officer in his report to committee. Furthermore, whilst the AONB office has made numerous technical comments on the application I note that it has not objected to the proposals, and has, in fact provided a series of recommendations should you be minded to approve the application, all of which we are happy to support.

In conclusion, I believe that our revised scheme for the house represents a significant improvement on the previous application. I hope therefore that having

listened to your comments and incorporated them into this submission, you will be able to approve our application.

Mary Corrie  
Teffont Magna

Date:18.06.2020

Teffont Parish Council Statement (in support):

**Statement from TEFFONT PARISH COUNCIL**

**For the record Teffont Parish Council states that the applicant, Tony Deane, declared an interest at the extraordinary meeting of 17<sup>th</sup> January 2020 at which the application was discussed, and absented himself from the meeting.**

The Parish Council of Teffont supports this application with the condition that the demolition of redundant buildings and the agreed planting be completed before occupation of the dwelling. Council discussed the necessity of planting being undertaken in the correct season and we note that Case Officer Mr Adam Madge suggests it be done in the first planting season after completion of the build.

Throughout the application process, the applicant and their architect have made a point of seeking input from Teffont Parish Council, including requesting an extraordinary Parish Council meeting to discuss their responses to comments from AONB and this Planning Committee on earlier applications. The Parish Council considers that its comments and suggestions have been considered and included in this latest submission.

The Parish Council would like to draw attention to the following points:

1. The re-landscaping of the carpark will remove an unsightly industrial aspect and will enhance the entrance to the village from the north.
2. The applicant has selected a location for the house that is one of the lowest points of the site. The Parish Council understands it is within the 15 acres designated as "brown field". It is in a now-defunct, man-made, pond which means there will be minimal earth movements. Much of the detritus associated with the build can also be buried in the pond before the platform is built minimising traffic movements associated with the build.
3. The house's proportions and roofline were felt by the Parish Council to be proportionate to the site and minimised visibility in winter months.
4. The pond is already surrounded by mature planting and the additional planting-plan around the whole brownfield site is welcome for visual as well as environmental reasons.
5. The Parish Council discussed the sustainability of the building. The applicant confirmed their aim is to incorporate best practice in sustainability measures beyond the requirements of building regulations. Their desire is to minimise heat losses and their carbon footprint and generate renewable energy.

Teffont Parish Council