

REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

Date of Meeting	19 th December 2024
Application Number	PL/2022/00839
Site Address	Farmer Giles Farmstead, Teffont, Salisbury, SP3 5QY
Proposal	Variation of condition 2 (demolition of buildings) on PL/2021/11405
Applicant	Mr Tony Deane and Mrs Mary Corrie
Town/Parish Council	Teffont Parish Council
Electoral Division	Nadder Valley
Type of application	Removal/Variation of a condition
Case Officer	Adam Madge

REASON FOR THE APPLICATION BEING CONSIDERED BY COMMITTEE

The application is before the Planning Committee at the request of the Local Division Member for the following reason(s) –

- The Scale of development
- The Visual impact on the surrounding area The relationship to adjoining properties
- The Design, Bulk, Height and general appearance The Environmental or highway impact.
- The house that is currently under construction was given planning consent on the basis that the large farm attraction barn was demolished. This application seeks to remove that condition.

1. PURPOSE OF REPORT

The purpose of this report is to assess the merits of the proposed development against the policies of the development plan and other material considerations. Having considered these, the report recommends that planning permission be APPROVED subject to planning conditions.

2. MAIN ISSUES

The main issue is whether the alteration of the previously granted permission to omit the demolition of one of the main barn structures that were previously proposed to be demolished is acceptable.

3. SITE DESCRIPTION

The application site comprises of 15.05ha of land and lies within open countryside and is situated to the north-west of Teffont Magna. The site falls outside the Teffont Conservation area and is not within proximity to any listed Buildings, the site does fall within the Cranbourne Chase Area of Outstanding Natural Beauty. Neighbouring the site to the south- east is a large farmyard that falls under separate ownerships, on all sides of the site is open countryside.

The site gently rises from east to west (away from the public highway and site access). It also rises from approximately its centre line to the north and to the south. The existing buildings 'sit' in the central hollow created by these changing levels.

The site itself previously supported the Farmer Giles Farmstead visitor attraction. However this is now closed.

This site comprises a number of contemporary agricultural buildings (formerly used to display agricultural artefacts) Some buildings on the site including the toilet block and offices have now been demolished and the car park area has now been greened over as envisaged by the previous permission. The proposed dwelling as part of the previous application has now been built. In addition there are three holiday log cabins, stabling for the applicant's horses and dressage business and the associated horse exercise arena.

On the northern boundary of the site there are five caravan pitches which are certified by the Camping and Caravan Club. The southern side of the site is currently used in association with the owners breeding of dressage horses.

4. RELEVANT PLANNING HISTORY

There is a long history of planning applications associated with this tourist site. Most recently and of most relevance are the following –

PL/2021/11405 Variation of condition 12 from application 19/11453/FUL Removal of the new redundant farm attraction buildings. Restoration and replanting of landing. Farmhouse in the current derelict pond site Approved 07/02/2022

19/11453/FUL Removal of the now redundant Farm attraction buildings. Restoration and replanting of landing. Farmhouse in the currently derelict pond site Approved 30/6/2020

18/06330/FUL Removal of the now redundant Farm attraction buildings. Restoration and replanting of land. Erection of farmhouse in the currently derelict pond site. Withdrawn – February 2019

16/06888/OUT Erection of 1 No. dwelling and associated works following demolition of redundant outbuildings, (Outline application for access and layout only) Refused – November 2016

15/01047/OUT Demolition of some existing buildings and cessation of business. Erection of a dwelling all matters reserved save for access, scale and siting Refused – June 2015

14/06726/OUT Demolition of some existing buildings and cessation of business. Erection of a dwelling all matters reserved save for access, scale and siting. Refused – October 2014

S/2003/0727 Erect 3 holiday cottages Approved – October 2003

S/1999/1927 Change of use to horse training area with erection of loose boxes Approved - February 2000

S/1989/0821 Extend area of team room approved under planning permission S/1988/1497 Approved - August 1989

S/1989/0820 Make alterations to and change use of building approved under planning permission S/88/0134/TP for the display of agricultural machinery in connection with Farmer Giles Approved - August 1989

S/1989/0819 Change of use of part of building used in connection with Farmer Giles Farmstead for sale of tickets and as a shop Approved - August 1989

S/1988/1497 Use of land as picnic/recreation area, provision of team room, construction of toilet block, extension of building to form entrance lobby Approved – October 1988

S/1987/0586 Erect agricultural building partly to incorporate viewing area for public to see working farm, to form car parking and improve vehicular access Approved – July 1987

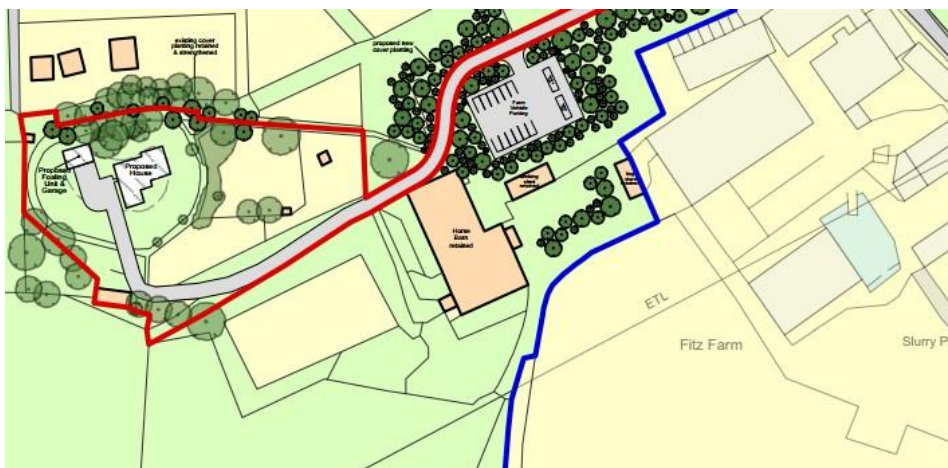
5. PROPOSAL

The proposal is to retain the existing building on site which was previously shown to be removed as per the plan below.

Buildings to be demolished and retained



Previous buildings to be demolished and retained as part of planning application no 19/11453/ful and PL/2021/11415



In addition it is proposed to remove permitted development rights at the site in respect of agricultural permitted development rights in order to prevent additional agricultural buildings being erected.

6. CONSULTATIONS

Wiltshire council highways: no comment

Wiltshire Council landscape: no comment

Cranbourne Chase National Landscape:

The Local authority made an exceptional decision predicated on the proposal to remove all the buildings from the site . The application to leave this building in place undermines the exceptional decision that was previously made.

TeffontParish Council:

Teffont Parish Council support the removal of additional buildings to improve the visual appearance of the site. The revocation of the license for permitted development rights for caravan and camping on site is welcomed by the Council. Teffont Parish Council wish to continue to support the existing rural businesses at Farmer Giles and the need to retain a facility for housing fodder.

7. REPRESENTATIONS

The application was publicised by letters posted to near neighbours, site notice

Objections summary –

- If this were approved very little of the 2287 square metres of the original buildings will have been demolished.
- Applicants have now discovered a need for an additional barn, yet at the time of making the application, they committed to the demolition of the Farm Attraction Barn and made it clear that the existing Horse Barn would fit their needs.
- the Applicants are now also proposing to retain part of the shop towards the entrance of the site, demolition of which also was promised and is a condition. This also was part of the tourism facility.
- he Applicants have shown a disregard of the conditions attached to their planning permission. The permission was given with a condition that all of the buildings in question were demolished prior to the commencement of construction of the house. Construction began 18 months ago.
- this is not considered to be a minor condition and not a minor variation. The matter goes

to the heart of planning policy.

Supports summary – 6 letters of support (and 2 additional following revised plans

- Retention of the additional barn is necessary for the equine business for fodder and feed
- The Farmer Giles site has agricultural permitted development rights which would allow them to put up replacement buildings
- It supports government policy to make best use of agricultural buildings
- It is best use of resources to retain the existing barn rather than build new.
- The existing building is not intrusive in the landscape.
- It would be vandalism to remove the existing building and build afresh.
- This is the best position for a barn such as this.

8. PLANNING POLICY

Wiltshire Core Strategy

CP1 – Settlement strategy

CP2 – Delivery Strategy

CP3 – Infrastructure requirements

CP48 – Supporting rural life CP51 – Landscape

CP57 – Ensuring high quality design and place shaping

Teffont Village Design Statement

Cranbourne Chase AONB Management Plan

9. PLANNING CONSIDERATIONS

9.1 Background

On the 25th June 2020 Members voted to approve an application at Farmer Giles Farmstead in Teffont. Planning application no 19/11453/FUL which was for the removal of the redundant Farm attraction buildings. Restoration and replanting of land and for the building of a Farmhouse in the then derelict pond site. Subsequent to this a planning application was received which was planning application no PL/2021/11405 this was for revisions and amendments to the proposed farmhouse including dormer windows and a porch. This was approved on the 7th February 2022. This application superseded the application approved in June 2020.

The applicant has now applied to vary the latest application in order to retain one of the main barn structures at the site which was previously proposed in both the earlier applications to be demolished.

The applicant considers that the barn needs to be retained in order to provide storage for the equine uses which occur at the site and which were permitted to be retained as part of the earlier applications. It is therefore the acceptability of the retention of the barn that is being considered as part of this application.

9.2 Principle

The proposal which seeks to retain the existing barn on site in non-compliance with planning application PL/2021/11405 and planning application 19/11453/FUL as approved by members needs to be considered in both the context of the surrounding landscape and its special characteristics and also in terms of the mitigation (removal of structures and cessation of the previous use) that was secured on the original application which allowed a new dwelling to be built. The principle of this proposal therefore rests on a balance of whether the retention of the existing building is sufficiently harmful that had it been originally proposed planning permission would not have been granted. The applicant has proposed the removal of some permitted development rights in mitigation of this.

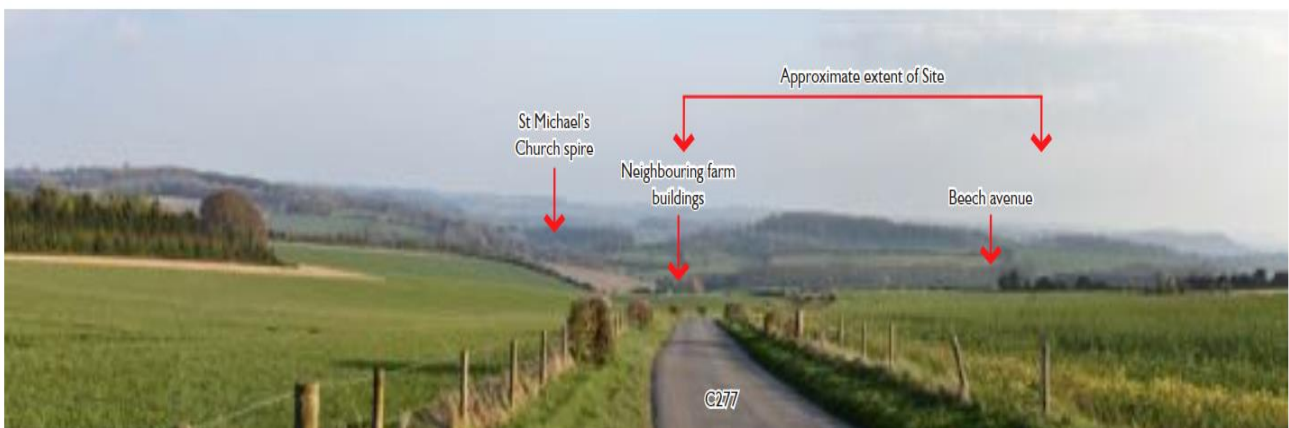
9.3 Landscape impact

The original planning application considered by members (application no 19/11453/FUL) was accompanied by a Landscape and visual impact assessment which set out a number of the key public views of the site including from the C277 which runs Northwards from Teffont and where looking back towards the site there are some limited views as replicated below from that original report.



Viewpoint 04 - winter

View looking south-southwest from lane C277 which runs northwards out of Teffont Magna, passing the Site.



Viewpoint 05 - winter

View looking south from lane C277 which runs northwards out of Teffont Magna, passing the Site, at a point approximately 1.25km to the north of the Site.

Views of the barn to be retained are limited and generally seen in the context of the existing buildings on site. Which include the other barns to the South of the site which are not in the ownership of the applicant.

Core policy 51 (Landscape) states -

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, geological and topographical features.*
- v. Landscape features of cultural, historic and heritage value.*
- vi. Important views and visual amenity.*
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*
- viii. Landscape functions including places to live, work, relax and recreate.*
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury

World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

The National landscape setting within which the barn and other buildings at the site sits is along with National Parks and other National landscapes amongst the most important in the UK as such any impact from the retention of the barn must be carefully considered. Given the limited views of the barn in the context of this site and the neighbouring one it is not considered that there would be a significant effect on the landscape from the retention of this single barn and the proposal would comply with policy CP51 of the Wiltshire Core strategy.

9.4 Other considerations

In mitigation for the retention of the existing barn. The applicant has advised that they are willing to give up the existing permitted development rights that exist at the site and allow them to put up alternative agricultural buildings. This can be achieved via condition and would remove these types of permitted development structures and therefore needs to be weighed in the balance of the acceptability of retaining the barn and potentially adds to the benefits of approving the application.

10. CONCLUSION

The decision to grant planning permission for a new dwelling at this site was made for two reasons. The first of which was to remove some of the existing buildings from the site which was considered to provide an enhancement to the existing area and AONB as a whole. The second reason was to provide for the permanent cessation of the Farmer Giles visitor attraction at the site. The latter of these two requirements has occurred and elements of the former have also taken place in that some of the buildings have now been demolished. The proposal to retain one large building at the site is not considered by itself to be of such harm as to warrant refusal of the application and the applicants proposal to revoke the permitted development rights for further agricultural buildings at the site is considered to be of added benefit to the landscape and the AONB generally. As such it is recommended that the planning application be approved.

RECOMMENDATION: That the application be GRANTED planning permission subject to the following conditions:

1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

2 The use of the site as a farm visitor attraction shall remain closed and thereafter that part of the site occupied by the dwelling and its curtilage shall be used for residential purposes, that part of the site occupied by the exhibit building/stabling to be retained shall be used for storage of equipment required for the maintenance of the site and stabling of horses (including for livery purposes but not as a riding school), and the remainder of the site (including the horse exercise arena) shall be used as farmland and/or for the grazing/exercising of horses.

REASON: To accord with the terms of the application and to reflect the special circumstances under which the development has been found to be acceptable - in particular, the resulting enhancement of the AONB as a consequence of the cessation of the farm visitor attraction use.

3. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 1 lux.

REASON: To enable the local planning authority to retain control of external lighting having regard to the site's location within a remote and dark part of the Area of Outstanding Natural Beauty.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Drwg 1326/12 dated 11/2021 Location map and site plan (existing and proposed)
- Drwg no CH-006-cond-01.A1 House elevations.
- Drwg no: CH-006- Garage -01 Drwg 1326/06A Site sections
- Drwg 1326/07A Site topographical survey Design and access statement dated 2018
- Site planting plan no 1326/14B as received 4/12/2024

- Landscape and visual analysis October 2019 by Indigo

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

5.The dwelling shown on the approved plans and the land within the red and blue lines of the application shall remain in the same planning unit.

REASON: In order to ensure that the development is carried out in accordance with the plans and to ensure that the site is retained as a single planning unit.

7.Notwithstanding the provisions of the Town and Country Planning (general Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting or amending that Order with or without modification) no further fences, walls or buildings shall be erected on the land shown within the red line to this application.

REASON: In the interests of visual amenity

8.The land outside of that defined as domestic curtilage under condition 4 of planning application no PL/2021/11405 shall only be used for agricultural purposes.

REASON: To prevent alternative uses of the land.

9.Notwithstanding the provisions of the Town and Country Planning (general Permitted Development) (England) Order 2015 (or any order revoking, re enacting or amending that Order with or without modification the areas shown in blue and red on drawing 1326/14B as received 4th December 2024 shall not be used for the stationing of touring caravan and camping uses.

REASON: In the interests of maintaining the landscape qualities of the AONB

Annexe A previous area committee report 2020

REPORT OUTLINE FOR AREA PLANNING COMMITTEES

Report No.

Date of Meeting	25 TH June 2020
Application Number	19/11453/FUL
Site Address	Farmer Giles Farmstead Teffont Magna Corner North C277 To Cow Drove Teffont SP3 5QY
Proposal	Removal of the now redundant Farm attraction buildings. Restoration and replanting of landing. Farmhouse in the currently derelict pond site
Applicant	Mr Tony Deane and Mrs Mary Corrie
Town/Parish Council	TEFFONT
Electoral Division	-
Grid Ref	398481 132831
Type of application	Full Planning
Case Officer	Adam Madge

Reason for the application being considered by Committee

The application has been submitted by a councillor

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.

2. Report Summary

This is a full planning application to erect a new dwelling, along with removal of many of the now redundant buildings and reinstatement of landscape features at the former Farmer Giles visitor attraction in Teffont close to Salisbury.

Teffont parish council support the application subject to a condition requiring the landscaping to be implemented prior to occupation of the farmhouse.

The planning application has been publicised by local newspaper advertisement, site notice and letters to neighbours. This has generated 6 letters of support for the application and 2 letters of concern/objection.

The application is recommended for approval, subject to conditions

3. Site Description

The application site comprises of 15.05ha of land and lies within open countryside and is situated to the north-west of Teffont Magna. The site falls outside the Teffont Conservation area and is not within proximity to any listed Buildings, the site does fall within the Cranbourne Chase Area of Outstanding Natural Beauty. Neighbouring the site to the south-east is a large farmyard that falls under separate ownerships, on all sides of the site is open countryside.

The site gently rises from east to west (away from the public highway and site access). It also rises from approximately its centre line to the north and to the south. The existing buildings 'sit' in the central hollow created by these changing levels.

The site itself mainly supports the Farmer Giles Farmstead visitor attraction. However it should be noted that this is diversifying from the previous style of use to solely concentrating on rare breed animals and the dressage business. The tourist attraction of "Farmer Giles Farmstead" is no longer operational.

This site comprises a number of contemporary agricultural buildings (formerly used to display agricultural artefacts and to provide a cafe, souvenir shop and other facilities), incidental paraphernalia including a play area, a large visitors' car park, and small paddocks/enclosures for farm animals and rare breeds. In addition there are three holiday log cabins, stabling for the applicant's horses and dressage business and the associated horse exercise arena.

The Farmer Giles Farmstead visitor attraction is presently closed but the use as such has not been 'abandoned' for planning purposes. The site has three timber holiday lodges on site which are popular as low cost family holidays and provide a further income for the Farmstead. There is an extant permission for a fourth lodge on the site. On the northern boundary of the site there are five caravan pitches which are certified by the Camping and Caravan Club. The southern side of the site is currently used in association with the owners breeding of dressage horses.

4. Planning History

There is a long history of planning applications associated with this tourist site. Most recently and of most relevance are the following –

18/06330/FUL Removal of the now redundant Farm attraction buildings. Restoration and replanting of land. Erection of farmhouse in the currently derelict pond site.
Withdrawn – February 2019

16/06888/OUT Erection of 1 No. dwelling and associated works following demolition of redundant outbuildings, (Outline application for access and layout only)
Refused – November 2016

15/01047/OUT Demolition of some existing buildings and cessation of business.
Erection of a dwelling all matters reserved save for access, scale and siting
Refused – June 2015

14/06726/OUT Demolition of some existing buildings and cessation of business.
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Refused – October 2014

S/2003/0727 Erect 3 holiday cottages Approved – October 2003

S/1999/1927 Change of use to horse training area with erection of loose boxes
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S/1989/0821 Extend area of team room approved under planning permission
S/1988/1497 Approved - August 1989

S/1989/0820 Make alterations to and change use of building approved under planning permission S/88/0134/TP for the display of agricultural machinery in connection with Farmer Giles
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S/1989/0819 Change of use of part of building used in connection with Farmer Giles Farmstead for sale of tickets and as a shop
Approved - August 1989

S/1988/1497 Use of land as picnic/recreation area, provision of team room, construction of toilet block, extension of building to form entrance lobby
Approved – October 1988

S/1987/0586 Erect agricultural building partly to incorporate viewing area for public to see working farm, to form car parking and improve vehicular access
Approved – July 1987

The most recent application determined by the local planning authority (planning application no 16/0688/out) was refused at committee for the following reasons –

- 1) *The application site lies in open countryside and an Area of Outstanding Natural Beauty. Within the countryside there is effectively a presumption against new residential development except in limited circumstances not relevant in this case. This presumption is in the interests of sustainability and amenity. It follows that as a matter of principle the proposal comprises unacceptable development. In terms of harm, the proposal would introduce a house and its curtilage with inevitable domestic paraphernalia, and these would be visually intrusive and alien in such an isolated rural location, distant from other residential properties or any settlement. By reason of their visibility and alien appearance, the house and its curtilage would detract from the wider appearance of the landscape, neither conserving nor enhancing its status as an Area of Outstanding Natural Beauty. There are no exceptional circumstances which outweigh the harm to the countryside. The proposal is, therefore, contrary to Core Policies 1 and 2 (the settlement and delivery strategies) of the Wiltshire Core Strategy, Core Policy 51 (Landscape) of the Wiltshire Core Strategy, and guidance in the National Planning Policy Framework - paragraphs 109 and 115.*
- 2) *The application site supports three holiday lodges. These lodges were given planning permission subject to conditions requiring their removal in the event of Farmer Giles Farmstead Ltd ceasing to trade or operate from the land and/or ceasing to be open to the public. The description of development set out on the application forms is "Demolition of some existing buildings and cessation of business and erection of a dwelling all matters reserved save for access, scale and siting". The supporting Design and Access Statement further states that "the 'tourist' use cabins [the lodges] would remain on site". Having regard to the conditions on the earlier permissions relating to the lodges it is considered to be unclear from the current application how the lodges can remain. Notwithstanding the additional statement received during the application from the applicant.*

5.

6. The Proposal

This application is to erect a single dwelling on the site including works for an internal access and associated landscaping works at outline stage. The development would involve the demolition of a number of redundant farm buildings which are outdated and no longer required given the diversification of the Farmer Giles Farmstead business.

The proposal for the house forms part of a wider planting and landscaping plan for the Farmer Giles Farmstead, which would continue to operate as the over-arching business for the site but diverting away from the tourist attraction use. More focus would be given to the existing timber holiday lodges.

The proposal is to remove the majority of buildings, car parking areas, and erect a single two-storey house. The application is in full with all details provided.

Buildings to be removed comprise the Tractor shed, Main Barn, The Blue Room (Reception/café), Lean-to on northern side of the main barn and the lean-to on the southern side of the main barn. The existing man-made pond will also be filled in and will become the location for the new dwelling. The demolished areas can be seen in the plan below in blue.



The proposed dwelling would be sited on land presently occupied by a large pond to the west of the existing stable building and directly south of the timber lodges (where the pond is currently shown).

The new dwelling would be accessed via the existing driveway through the site. The existing stable block is retained for the use of the owners dressage horses.

7. Planning Policy

National Planning Policy Framework (NPPF)
Wiltshire Core Strategy:

CP1 – Settlement strategy

CP2 – Delivery Strategy

CP3 – Infrastructure requirements

CP48 – Supporting rural life

CP51 – Landscape

CP57 – Ensuring high quality design and place shaping

Other considerations:

Teffont Village Design Statement

Cranbourne Chase AONB Management Plan

8. Summary of consultation responses

Teffont parish council

Support subject to conditions - A condition of the planning permission granted, should require full landscaping of the site to be completed before the Farmhouse is occupied by the owners.

WC Highways

I note the proposal seeks to remove some of the existing farm attraction buildings, which suggests that the business will cease operating, along with the provision of a new large four bedroom dwelling on site. I also note that the recent planning history on this site is extensive, however, subject to the proposals equating to a net reduction in vehicle movements, this highway Authority has not previously raised an objection.

Therefore, on the basis that the traffic relating from the proposed new dwelling would be likely to be significantly less than that generated by the current use of the site, I would not

wish to raise a highway safety objection to the development. I have no highway objections to the use of the existing site access as proposed.

On the basis that the Farmer Giles Farmstead would cease, the current car park and certain buildings would be removed from the site and the new dwelling would not create a precedent for further dwellings, I would not wish to raise a highway objection to the proposed development on transport sustainability grounds.

Note: I note that Farmer Giles Farmstead is advertised by brown and white tourism signs. In the event of this attraction ceasing, the cost of removing these will be sought from the owner.

WC Landscape

No objections

AONB Office

The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles two County, two county scale Unitary, and three District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage.

1.

It is also recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage assets and environmental capital.

3. This AONB's Management Plan is a statutory document that is approved by the Secretary of State and is adopted by the constituent councils. It sets out the Local Authorities' policies for the management of this nationally important area and the carrying out of their functions in relation to it, as required by section 89 (2) of the CROW Act. The national Planning Practice Guidance [Natural Environment paragraph 004] confirms that the AONB and its Management Plan are material considerations in planning.

4. The National Planning Policy Framework (2019) states (paragraph 170) that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, which include AONBs, commensurate with their statutory status. Furthermore it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 11 and footnote 6, due to other policies relating to AONBs elsewhere within the Framework.

5. For decision making the application of NPPF policies that protect an AONB 'provides a clear reason for refusing development proposals' (paragraph 11[d]). Furthermore paragraph 11(b) explains that for plan making being in an AONB provides 'a strong reason for restricting the overall scale, type or distribution of development in the plan area'.

6. It also states (paragraph 172) that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation and enhancement of wildlife and cultural heritage are important considerations in these areas. This paragraph is also clear that the scale and extent of development within AONBs and National Parks should be limited, and planning permission should be refused for major development.

7. The Planning Practice Guidance, updated 21.07.2019, helpfully includes landscapes, environmental gain, Areas of Outstanding Natural Beauty, and their settings in the Natural Environment section. In particular, paragraph 042 highlights the importance of settings, their contributions to natural beauty, and the harm that can be done by poorly located or designed development especially where long views from or to the AONB are identified. Paragraph 041 is clear that policies for protecting AONBs may mean that it is not possible to meet objectively assessed needs for development, and any development in an AONB will need to be located and designed in a way that reflects its status as a landscape of the highest quality.

8. Local government (including planning authorities), Ministers of the Crown, individual councillors, any public body, statutory undertakers and holders of public office also have a statutory duty in section 85 of the CRoW Act to have regard to the purposes of AONB designation, namely conserving and enhancing natural beauty, in exercising or performing any functions relating to, or so as to affect, land in an AONB.

9. More detailed information in connection with AONB matters can be found on the AONB web site where there is not only the adopted AONB Management Plan but also Position Statements and Good Practice Notes (Planning Related Publications). In particular when considering construction within the AONB I would draw attention to our Good Practice Note on Colour in the Countryside.

10 This AONB is, as I expect you know, in one of the darkest parts of Southern England and hence the visibility of stars and, in particular, the Milky Way, is a key attribute of this AONB. On the 18th October 2019 this AONB was designated the 14th International Dark Sky Reserve in the world. Development that could contribute to light pollution, and hence impact adversely on those dark night skies, has to be modified so that such impacts are eliminated.

11. The AONB is, therefore, concerned about light pollution. Any external lighting should be explicitly approved by the Local Planning Authority and comply with the AONB's Position Statement on Light Pollution and the more recent Good Practice Note on Good External Lighting and Paper by Bob Mizon on Light Fittings.

12. The location is in the West Wiltshire Downs landscape character area of the Open Chalk Downland landscape character type. Greater details of the landscape, buildings and settlement characteristics can be found in the Landscape Character Assessment 2003. That document should be available in your office, and it can be viewed in FULL on our web site.

13. This application is fundamentally for a single, quite substantial, dwelling in the countryside. Some other proposals are aimed at tidying / decluttering parts of the site.

14. The AONB has produced a Position Statement on Housing in the AONB since earlier applications and my site visits. Rather than reiterate matters here I attach that Position Statement in full for your consideration in relation to this proposal. Nevertheless, the Design and Access Statement does not appear to be making a case for the dwelling being needed for an essential rural worker under NPPF 79a. The D&AS is clear that the dwelling is not a 'statement' building so that appears to exclude it from consideration under NPPF 79e.

15. At meetings with the applicants and their consultants the possibilities of reusing the buildings now identified for demolition for starter business units were discussed. In that context the possible need for a dwelling on site for security was debated. However, if those buildings are planned to be removed that seems to remove that argument in favour of a dwelling on site.

16. There are, furthermore, quite a few inconsistencies within the application and the submitted documentation. In addition there are questions whether some of the proposals are sufficiently feasible / achievable to be counted as realistic planning benefits.

17. The application form also appears to have some shortcomings. Clearly the response in part 10 that there are no trees on the site is wrong. The Landscape and Visual Analysis refers to them, but does not include a detailed tree survey. Part 24 for the application form is only answered in part; the second part should, in the interests of transparency and probity, be answered.

18. The Design and Access Statement seeks to set out and explain the rationale for the proposals. You are better placed than I to judge whether the initial assertion that the site is 'brownfield' is correct. There are continual references to the farm, paddocks, and the keeping of sheep. The Farmer Giles business seems to be or have been [there seems to be some doubt about the continuation of it] fundamentally agricultural but with visitors and a barn set aside for undercover experiences of agriculture and farm machinery. The holiday lodges are the subject of separate planning approvals and located in a pastoral situation and, apart from being within the blue line area, appear to be outside the consideration of this application.

19. The photographs supplied in support of the D&AS seems to show largely boundary features and the interface with Fitz Farm. However, as there is not a plan showing the locations of the photographs they are of limited value, and could portray a subjective view of the site.

20. However, the Landscape and Visual Analysis – which seems to be a substantial part of the submission – regards the whole holding as 'the site' identified by a red line [Fig 2]. Furthermore, the application red line area on the Tim Reeve plans omits the buildings for demolition, the current entrance parking area, the areas that are proposed for vehicle and machinery parking, and the areas indicated as needed to screen those proposed developments. It would seem that the red line area understates the application area significantly and it could, therefore, be considered as a major development.

21. The LVA is quite clear that the Farmer Giles enterprise has 'ceased' [para 4.3.1]

but the D&AS indicates it is still running. The decluttering of areas of the site by the removal of paddock fences [LVA] is not going to happen if paddocks are maintained to keep animals for the continuation of the Farmer Giles farm visits enterprise. As the current application appears to have some inherent changes of use, or clarifications, resolving exactly what the future uses will be seems fairly crucial.

22. I am also concerned that a number of issues do not appear to be sufficiently thought through, or joined up, for a full planning application. For example, I have commented at site meetings and in connection with previous applications on the difficulties, practicalities, and high cost of converting a large and long established parking area into pasture or a meadow. Similarly the difficulties of achieving the scale, density, and extent of tree and shrub planting on areas previously covered by buildings are considerable and sufficiently expensive to raise questions whether they are likely to be achieved. I also notice that whilst the D&AS indicates the caravan / camp site would continue to operate, along with the holiday lodges, the access route to them is separated from the proposed new road to the proposed dwelling by a sizeable area of new pasture/ meadow.

23. It was indicated to me at the May 2018 site visit that the level of the pond would need to be raised by about 2 metres to enable a dwelling to be constructed. That seems to indicate the dwelling would stand higher in the local scene than envisaged. There are no calculations on the volume of the pond and consequently the amount of material needed to create the necessary platform on which to build a house of the dimensions proposed. The importation of fill, the compaction of it, and the quantities and time scales of these operations seem to be relevant matters.

24. The access to the proposed house within the site is on rising ground beside the manege and that seems to involve cutting into the higher ground around the existing pond.

25. The LVA does not consider alternative locations so it cannot be considered as a site selection document. It is clear, para 5.1.1, that the LVA is '...in support of an Outline Planning Application'. Judgements within it on landscape impacts and acceptability have to be, therefore, considered in that context.

26. Furthermore, para 1.1.2 also emphasises that the LVA is prepared in connection with 'an Outline Planning Application'. It is, therefore, only fair to assume that the consultants were not considering significant matters, such as the details of tree planting and planting specifications, in sufficient detail to satisfy a full planning application. It is also noticeable that there are no landscape plans, detailed specifications, or landscape management plan submitted with the application. That seems to be a serious shortcoming for a full application which relies heavily on a range of landscape treatments to achieve acceptability.

27. The D&AS is rather short on references to policies that relate to the AONB, and the importance of conserving and enhancing natural beauty. The LVA has a much more extensive consideration of policies but, again, the key elements of NPPF [set out above] and NPPG are overlooked. The comment in the 'Nontechnical summary' attached to the D&AS to 'North Wessex and West Wiltshire Downs AONB' does not give confidence that attention is being given to relevant matters in this application.

28. Whilst the photographs in the LVA are helpful, one should remember that [para 2.4.3] they have been reduced in size. That does, of course, have the effect of making features and elements in the scenes smaller and hence less obvious or intrusive. Similarly the panorama photographs comprise a number of pictures joined together and that process also makes features appear smaller, further away, and hence less obvious.

29. Whilst the D&AS mentions 'green credentials' I do not see any identified on the drawings. At a time when the Council, along with others, has declared a climate emergency it seems strange that new buildings should be contemplated that are not capturing and utilising renewable energy. In this case the AONB Management Plan is clear that new build developments should include such technology.

30. If, when you have received sufficient detailed information, you are minded to consider an approval the AONB makes the following recommendations:

- A. Any lights on the whole property should comply with dark skies criteria [information is available on the AONB's web sites] and be explicitly approved by the LPA. Permitted Development Rights should be removed so that any further lights are approved by the LPA.
- B. There should be no roof lights in the building as they contribute to light pollution. If there is no alternative then they should be fitted with blinds or louvres that can be closed at night to prevent light pollution.
- C. Detailed specifications and planting methods are needed alongside detailed landscape plans.
- D. A landscape management plan should be provided setting out the management and maintenance of the planting for at least 15 years to help ensure the landscape screening and local character envisaged is achieved.
- E. Existing planting that is identified as providing important screening and sense of place should be protected by Tree Preservation Orders to ensure that screening and sense of place are maintained. The new planting that is identified as important screening should also be similarly protected.
- F. The demolition, site clearance, and screen planting should be completed before the construction of the house starts to ensure that the aspects that are identified as either benefits flowing from the development or important to screen it are achieved before the rest of the development is implemented in order to conserve and enhance this AONB.

9. Publicity

Support

- A) There is a need for someone to be on site to attend to the horses particularly when they are pregnant and due to foal. This will often occur at night. All horses should be closely monitored but the competition horses at Farmer Giles would benefit from closer levels of monitoring than it is currently possible to achieve, owing to not living on site. write in support of the planning application, as it would facilitate close attendance and care of the horsestock residing at Farmer Giles Farmstead, which is essential for the wellbeing of the horses on-site.
- B) Having lived with the evolution of the site for over 30 years I cannot see any significant relevant reasons to object to this Plan as amongst other things there are

no immediate neighbours. I would emphasise that I believe this Plan would be a huge enhancement to the village for now and future generations.

- C) We have noticed that this application, which includes a reference to the view from our cottage (Sarum Cottage, Old Dinton road) being affected, has received unanimous support from Teffont Parish Council. We support this application on the grounds that the planning gain - particularly the improvement to the Farmer Giles entrance - will be considerable.
- D) Country Land Owners Association - The National Planning Policy Framework (NPPF) 2019 (revised) recognises the importance of Supporting a Prosperous Rural Economy' (Part 83) in England and projects such as these provide much sustainable growth and expansion of all types of business in rural areas as well as ensuring the viability and prosperity of rural communities. This is highlighted in Part 83: and cites that decisions should enable 'the development and diversification of agricultural and other landbased rural business;' Furthermore, it encourages 'the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well-designed new buildings'.

At the time of writing this letter, Wiltshire Council had an adopted Local Plan and whilst also reviewing for 2018-2036. Amongst other policies, the adopted local plan highlights the importance of supporting the 'rural way of life through the promotion of modern agricultural practices, appropriate diversification of the rural economy...'. This is shown in Core Policy 34. The development is also seeking to return some of the already developed land to pasture, further aiding to the battle with Climate Change which is a 'central issue to be address by the Wiltshire Core Strategy'.

- E) this application for a site clearance in preparation for a single dwelling on the site has no demonstrable harm in terms of environmental impact in the AONB, or traffic or amenities or services. To allow the site to be returned to a smallholding with equestrian use and modest holidaying use is appropriate for the area and a planning gain in terms of sharing the AONB and the countryside around with visitors through the caravan and chalet development already on site. A modest house would be in keeping with the needs for security and animal welfare, and rural employment policies.
- F) The actual clearance of buildings and other developments associated with the former visitor attraction, and the proposed siting for a dwelling is a planning gain in many ways, and with appropriate provisos on size, materials, access and further development rights, and tied to the land, it will blend in as an unobtrusive building.
- G) Feel that this submission addresses the key points of:
- Respecting the Dark Skies in Wiltshire;
 - Cleaning up the entry to Teffont with the carpark returning to a paddock and replacing the entrance metal gates with countryside post and rail and wooden gates. This is really important and will make the entrance to the village much more attractive and in keeping with the village character.

- 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).

Concerns/objections

- A) The application is for permission to build a very large house (in excess of 4300 square feet plus outbuildings) within an Area of Outstanding Natural Beauty. The local authority is committed to the AONB's management plan and has a statutory duty to have regard to the AONB designation in considering this application.

I would like to see a way forward for the use of this land and buildings. The decision will have to be made as to whether a house of this size can be built either as a dwelling for essential workers or under another exception to National Planning Policy. There is also a question as to whether the proposed house is located on a brownfield site. I welcome the landscaping proposals. Particularly welcome is the plan to clear away the car park at the entrance of the site and restore the area to meadow.

- B) A concern that I know is shared by other villagers is that the planning permission may be given in some way and that the house or, perhaps subsequently, houses are built and the landscaping never properly completed. Could I ask that, if planning permission is granted, consideration be given to applying a condition that construction is not commenced until
- a) the redundant buildings have been demolished and
 - b) that the proposed landscaping, especially the restoration of the car park to meadowland, is completed
- C) Compared to the earlier applications it is good to see that a primary objective is to enhance the visual appearance of the site by landscaping and by the removal of redundant and unsightly buildings visible from the road on the approach to Teffont. In the light of this I believe that, were the application to be approved, it should be conditional on these works being completed before the construction of any new building.
- D) The proposed development is outside the village of Teffont and within the AONB where the presumption is against such development unless to support a viable business. The application states that Farmer Giles Ltd is "a viable country business" and refers to audited accounts. As a micro business, this company is required to submit only unaudited accounts but, to validate this claim, the application should be supported by the separate provision of such audited accounts.
- E) The application assumes continuing letting of the holiday lodges. Planning permission was granted for these (S/2003/0727) with a condition that they be removed should the Farmer Giles farm attraction business cease to trade or to be open to the public. Since the application states that "it is proposed to remove the entrance buildings, the toilet block and the main Farm Attraction building with

associated Restaurant” it would appear that the Farm Attraction will effectively be closed. Thus the continued operation of the holiday lodges, an integral part of the ongoing plan for this site, presumably requires a specific planning application for consideration before 19/11453/FUL.

10. Planning Considerations

a. Principle of development

Planning law requires local planning authorities to determine applications in accordance with the development plan, unless material considerations indicate otherwise. If the development plan contains material policies and there are no other material considerations then planning applications are required to be determined in accordance with the development plan. Where there are other material considerations, the development plan will be the starting point, and other material considerations should be taken into account in reaching the decision. Such considerations will include whether the plan policies are relevant and up to date.

Core Policy 1 of the Wiltshire Core Strategy sets out the ‘Settlement Strategy’ for the county, and identifies four tiers of settlement – Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Within the Settlement Strategy Teffont is identified as being a Small Village. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development, and there is a general presumption against development outside of these. That said, some very modest development may be appropriate at Small Villages to respond to local needs and to contribute to the vitality of rural communities.

Core Policy 2 of the Wiltshire Core Strategy sets out the ‘Delivery Strategy’. It identifies the scale of growth appropriate within each settlement tier. The policy states that at the Small Villages such as Teffont development will be limited to infill within the existing built area where this seeks to meet housing needs of the settlement or provide employment, services and facilities and provided that the development:

1. respects the existing character and form of the settlement;
2. does not elongate the village or impose development in sensitive landscape areas; and
3. does not consolidate an existing sporadic loose knit areas of development related to the settlement.

Core Policy 48 (‘Supporting Rural Life’) of the Wiltshire Core Strategy more specifically relates to rural areas. It states that outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside, subject to appropriate evidence.

In this case the site lies within the countryside, outside of Teffont. The proposal is to erect a house on the site which is neither essential to support a rural enterprise nor to provide

affordable housing under the limited circumstances allowed by Policy CP48. It follows that the proposal is not in accordance with the settlement and delivery strategies of the Core Strategy, and does not comply with CP48, this given conflicts with the Core Strategy.

It has previously been considered that there may have been 'material considerations' which do, exceptionally, 'tip the balance' away from the usual presumption against otherwise unacceptable development in the countryside. These material considerations are the visible improvements to the site and surrounding AONB resulting from the removal of the redundant buildings from the site; and the benefits to certain principles of sustainable development following the cessation of the use of the land that was previously proposed.

In this case the application site lies within the countryside, outside of Teffont. As acknowledged by the applicant, the proposal to erect a house on the site which is neither essential to support a rural enterprise neither will it provide affordable housing under the limited circumstances allowed by Policy CP48. This given, the proposal is not in accordance with the settlement and delivery strategies of the Core Strategy, and does not comply with any of the 'rural life' exceptions set out in CP48, and such conflicts with the Core Strategy.

This being said, it is considered by officers, as with previous applications for similar proposals on the site that in this case there are 'material considerations' which do, exceptionally, 'tip the balance' away from the usual presumption against otherwise unacceptable development in the countryside. These material considerations are the visible improvements to the site and surrounding AONB resulting from the cessation in main of the tourist attraction element of the Farmer Giles Farmstead use and with this the removal of the related demolition of the large proportion of the buildings on the site. There are further benefits gained by way of the general tranquillity of Teffont, again, arising from the cessation of the tourist attraction and the removal of its associated traffic. It is considered that the weight to be attached to these as material considerations is sufficiently high to override the policy position as with previous applications.

b. General design

In order to address the first reason for refusal on the previous application which was in part that the house and it's curtilage would be of an alien appearance and would detract from the appearance of the AONB the applicants have submitted this detailed application (the previous application was in outline). This shows the new dwellings appearance and how it will look in the landscape as per the drawings below which show a couple of the elevations –



As can be seen from these two elevations a traditional design of property has been chosen of rubbed stonework (details of the exact stone can be agreed by condition) and a slate roof with traditionally proportioned window and door apertures. Officers consider that a dwelling such as that proposed although of a good size would not be an alien feature within the landscape as it would be seen as a traditional dwelling of similar proportion to other buildings in the area. As such the property would in officers opinion comply with core policy CP57 of the Wiltshire Core strategy and the most recent revision to the NPPF which requires a high quality of design.

c. Landscaping and effect on the AONB

A secondary element to the previous reason for refusal was the effect that the proposal would have on the surrounding landscape and the AONB. In order to address this the applicants have moved the proposal to the West of the site to an area that is presently

occupied by a former Pond as such it is a low point in the site and therefore the proposal will appear as less prominent.

The Countryside and Rights of Way Act 2000 states that “a local planning authority whose area consists of or includes the whole or any part of an area of outstanding natural beauty has power to take all such action as appears to them expedient for the accomplishment of the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty or so much of it as is included in their area”; and “in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty”.

Core Policy 51 of the Wiltshire Core Strategy states that “Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures”. The policy further states that “Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies”.

CP51 further states that “... proposals will need to demonstrate that aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures”. Relevant ‘aspects’ required to be conserved or enhanced include –

- The locally distinctive character of settlements and their landscape settings;

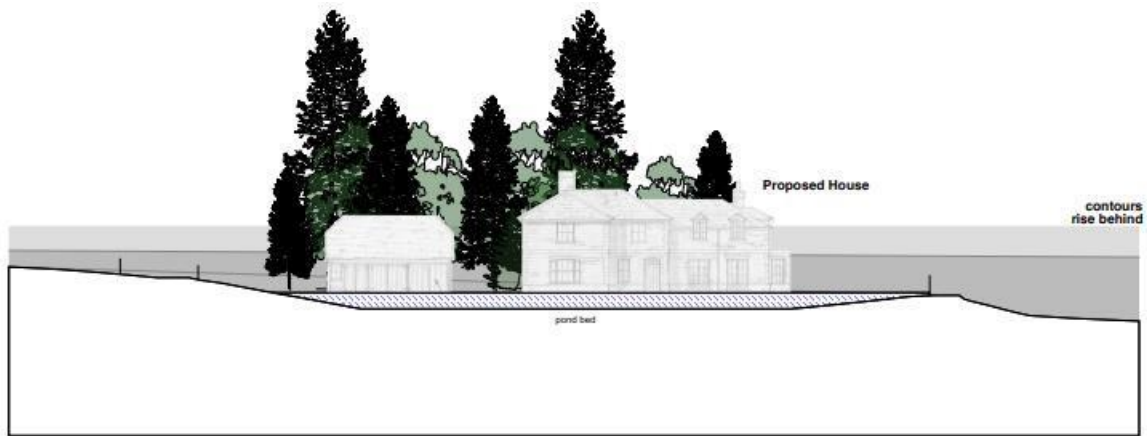
And

- The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.

The NPPF states that “Great weight should be given to conserving landscape and scenery as these have the highest status of protection in relation to landscape and scenic beauty”. In respect of ‘brownfield’ land the NPPF further states that “Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value”.

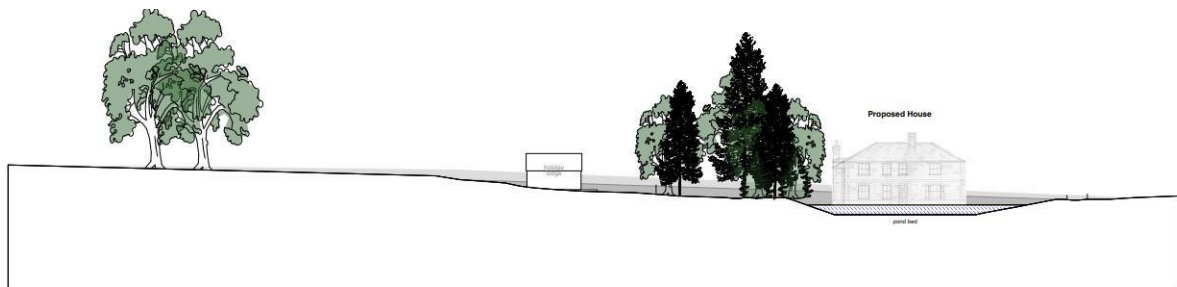
This application differs from the last application in proposing the new dwellinghouse on one of the lowest parts of the site on the site of a former pond where the land levels are relatively low as is shown on the plans below –

View Looking
North



Proposed Site Section B-B:

View Looking East



Proposed Site Section A-A:

The applicants have tried to hide the property at this low level behind existing vegetation and trees. The applicants have produced with the application a Landscape and visual analysis.

This report identifies that - *From an easterly, southerly, and westerly direction the topography, together with the presence of surrounding vegetation and the neighbouring farmstead, serves to restrict the Zone of Visual Influence (ZVI) of the proposals to a very small area of the surrounding landscape.*

To the north and northeast of the Site, the landscape becomes open and elevated in nature, and the theoretical ZVI extends slightly further into the landscape to meet the ridgeline around Teffont Down. The above said, however, field studies reveal that within this area potential views of the development would be limited to a relatively restricted area by the nature of the topography and intervening vegetation; and importantly from within this area, all the potential views of the proposed dwelling from the north would be seen through the

existing double line of mature beech trees that cross the northern part of the Site. From the majority of the Zone of Visual Influence to the north, therefore, the dwelling would be entirely screened in summer, and in winter would barely be discernible in the scene.

This report considers the constraints and opportunities of the site and the location of the new building with regard to its potential visibility in the landscape.

Since the previous refusal, the applicant has gone through a process of identifying potential locations for the dwelling within the property and they have concluded that this is the most suitable location in terms of the views in and out of the AONB and this has the most limited impact on the AONB. It is clear that in concluding on this location for the siting of the dwelling, the site has been subject to careful analysis on the impact any dwelling would have on the wider landscape.

The Landscape Officer does not consider that there will be any significant adverse landscape and visual effects on the AONB as a result of this proposal. They agree with the report that this location is the preferred option given it sits snugly in the topography below ridgelines and benefits from a degree of screening from existing buildings (not being demolished) and vegetation. Siting it away from the road retains the road side character of a typical farmstead. The rationalising of the farm layout and new structure planting will be beneficial to the appearance and amenity of the site.

As the applicants visual analysis concludes - In conclusion the proposed dwelling would be well assimilated with its environment and barely noticeable in views from the surrounding landscape.

To summarise, the enhancement to the AONB resulting from the overall proposals is considered to be a material consideration which in this instance overrides the usual policy presumption against new residential development outside of defined settlements.

d. Sustainability

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. It further states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to) " replacing poor design with better design ". Moreover, the NPPF states that to fulfil the principles of sustainability local planning authorities should promote the development and diversification of agricultural and other land-based rural businesses; and support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. The NPPF further states in more general terms that local planning authorities should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

There are a number of issues to consider in relation to the application arising from these sustainability considerations. Firstly, the site lies in a less accessible part of the countryside and so it is inevitable that the proposed dwelling would generate trips by car rather than public transport. This less sustainable outcome must be balanced against the likely

significant drop off in car trips made historically by visitors to the farmstead attraction. The Wiltshire Highways Engineer considers that the overall reduction in trips by car to and from the site resulting from the proposal means a better and more sustainable position in these terms, and so no objection is raised for this reason.

Secondly, the proposal would result in the loss of a rural enterprise. This is unfortunate, although it is not considered that the farmstead necessarily made a significant contribution to the rural economy in any event. Furthermore, by virtue of the visual impact of the farmstead (and in particular its large car park at the front of the site) it is not considered that it necessarily satisfied the NPPF test requiring economic development to be respectful of the countryside. Nor is it considered that the location of the site, close to the edge of a village accessed via relatively narrow lanes, was necessarily suited to this form of enterprise which is dependent on car and coach borne visitors. On balance, it is, therefore, considered that the loss of the enterprise in this particular case would not conflict with the economic aspirations of sustainability policy.

It is considered that the proposal, although not strictly sustainable, would result in a more sustainable position than exists currently on the site and would not adversely impact on the rural economy. The proposal would reduce traffic in a rural village which would be beneficial to the environment in general. These second material considerations are considered to, again, tip the balance in favour of the proposal against the settlement strategy policies of the development plan.

e. Ecology

There are not considered to be any significant effects on ecology from the proposal. Consideration has been given to the need to carry out an appropriate assessment with particular regard to the impact on the River Avon and Phosphate pollution but it is considered the proposal is likely to remove phosphates from the River Avon as the proposal will result in a net loss of 13 WC's from the removal of the Farmer Giles tourist attraction.

f. Highways

With the cessation of the existing Farmer Giles activity, as can be seen from the above highways response, there will be less traffic from the proposal and therefore a positive benefit to the village and the surrounding road network from the grant of planning permission of this scheme.

11. Conclusion

The application tries to address the previous reason for refusal which was that the proposed new house in the countryside would be both out of character and have a significant adverse impact on the landscape. The applicants have this time submitted a full planning application which allows the full details of the proposed dwelling to be shown. It is considered that the architectural appearance and materials used in the dwelling are suitable to the AONB and address the previous concerns about the dwelling being an alien feature.

In addition the new positioning of the dwelling in what is essentially a low point in the ground where the former pond stood well back from public views is considered not to have a harmful effect on the surrounding landscape as supported by the submitted landscape and visual analysis.

The Holiday lodges remain as in the previous application and these continue to contribute to the economy of the local area. Officers previously considered that a new dwelling on site would be acceptable with these lodges in situ and this remains the case.

It is considered that on balance the removal of the majority of the buildings from this site whilst retaining the stabling and chalets along with a significant planting scheme would be reasonable grounds for granting planning permission for a single dwelling. Achieving the removal of existing unsightly buildings within the AONB and screening the neighbouring farm buildings as well as traffic and impact in this part of the countryside is considered to be a significant gain.

RECOMMENDATION

Approve subject to the following conditions –

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 No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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, in the interests of visual amenity and the character and appearance of the area.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roofslopes of the development hereby permitted.

REASON: In the interests of minimising additional light pollution into the International Dark skies reserve of Cranbourne Chase .

4 Prior to commencement of construction of the dwelling hereby approved all existing buildings indicated to be demolished on drawing no. 1326/01E (Location map and site plan) and received by the lpa on 9th March 2019 and all of the existing open car park areas (with the exception of that part which will form the access drive to the dwelling shall be demolished and the resulting waste materials removed from the site. Following removal of the waste materials and prior to occupation of the dwelling the land shall be re-graded to original levels which existed prior to construction of the farm buildings and hardstandings

and laid out as new pasture land in accordance with drawing no. 1326/02D. The new pasture land shall be retained as pasture land thereafter.

REASON: To accord with the terms of the planning application and to ensure that the development results in enhancement of the Area of Outstanding Natural Beauty which is one of the exceptional reasons planning permission has been granted in this case.

5 Prior to first occupation of the dwelling hereby approved the use of the site as a farm visitor attraction shall cease and thereafter that part of the site occupied by the dwelling and its curtilage shall be used for residential purposes, that part of the site occupied by the exhibit building/stabling to be retained shall be used for storage of equipment required for the maintenance of the site and stabling of horses (including for livery purposes but not as a riding school), and the remainder of the site (including the horse exercise arena) shall be used as farmland and/or for the grazing/exercising of horses.

REASON: To accord with the terms of the application and to reflect the special circumstances under which the development has been found to be acceptable - in particular, the resulting enhancement of the AONB as a consequence of the cessation of the farm visitor attraction use.

6 No development shall commence on site until details of the proposed ground floor slab level for the dwelling has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: In the interests of visual amenity.

7 Prior to commencement of development details of the intended method of enclosing the domestic curtilage to the property along with a plan showing the extent of that curtilage shall be submitted to the local planning authority for approval in writing. The approved method shall be implemented in full prior to the first occupation of the dwelling, and it shall be retained and maintained as approved in perpetuity thereafter.

REASON: To clarify the terms of the planning permission and to minimise domestic encroachment into the countryside in the interests of visual amenity.

8 Prior to commencement of construction of the dwelling hereby approved detailed drawings of the driveways within the site shall be submitted to the local planning authority for approval in writing. These drawings shall be at a scale no less than 1:200, and they shall specify the dimensions of the driveways, levels, the surfacing materials, and a programme for construction.

The driveways shall be constructed in accordance with the approved drawings and programme, and permanently retained as constructed thereafter.

REASON: The application contains insufficient detail to enable this matter to be considered at this stage and to so ensure that the appearance of the AONB will be enhanced.

9 No external lighting shall be installed without the prior approval of the local planning authority. Where external lighting is required details of the lighting shall be first submitted to the local planning authority for approval in writing. The lighting shall then be installed strictly in accordance with the approved details, and retained and maintained as such thereafter.

REASON: To enable the local planning authority to retain control of external lighting having regard to the site's location within a remote and dark part of the Area of Outstanding Natural Beauty.

10 Before any works commence, details of a scheme for protecting and enhancing the landscape and ecology of the site shall be submitted to the local planning authority for approval in writing. The scheme shall identify existing features of interest which will be retained and enhancement measures. The scheme shall be implemented in the first year following first occupation of the new dwelling.

REASON: In the interests of protecting protected species and enhancing habitats.

11 No construction or demolition machinery shall be operated on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of residential amenity.

12 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drwg 1326/01E Location map and site plan (existing)
Drwg 1326/02F Location map and site plan (proposed)
Drwg 1326/05A Proposed Elevations
Drwg 1326/04E Proposed plans (Garage etc)
Drwg 1326/06A Site sections
Drwg 1326/07A Site topographical survey
Design and access statement dated 2018
Landscape and visual analysis October 2019 by Indigo

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

13) 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 :-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- all hard and soft surfacing materials;
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 and the protection of existing important landscape features.

14) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge 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:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

