

# WILTSHIRE COUNCIL

**Application Ref:** 18/04227/FUL

**Application for** Full Planning

**Proposal:-** Change of use of land from agricultural to mixed use for agricultural and game rearing purposes.

**At:** Paddock to the South-East of Cliff House, Woodcombe Farm, Brixton Deverill, Warminster, BA12 7EJ

**Assigned Officer:** Matthew Perks

**Direct Line:** 01225 770207

**Comments to be received by: 22 June 2018**

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Plans are available to view on our website at  
<http://planning.wiltshire.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx>

Please be aware that supporting documentation for the application will be available to view online within 24 hours.

**Please note – you will not be receiving a paper copy of these plans, you will need to view these on the website.**

All comments received will be considered but it will not normally be possible to respond to them individually. Letters will be scanned and placed onto the Council's website so that you can view and check that your comments have been received.

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Upper Deverills Parish Council considered the above application/amended plans and has the following response to make:

<input type="checkbox"/>	<b>No Comment</b>
<input type="checkbox"/>	<b>Support</b>
<input type="checkbox"/>	<b>Support subject to conditions (please set out in box below)</b>
<input checked="" type="checkbox"/>	<b>Object (for reasons set out in box below)</b>
<input type="checkbox"/>	<b>No Objections</b>

**Suggested special conditions/reasons for decision based on local knowledge**

**Please see attached list.**

**Date 7 June 2018.**

Please return the completed form to [developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk) or alternatively you can give us your comments using the online comment facility on the website.

## Comments

The Upper Deverills Parish Council (UDPC) submits the following comments in relation to the application to change the use of land from Agricultural to Mixed Use for Agricultural and Game rearing purposes:

- In so doing, the Council recognises the right of landowners and farmers to pursue legitimate and appropriate agricultural and industrial activity on their property.
- Inconsistencies and omissions in Planning Application. It is considered that there are a number of inconsistencies within the application. The Application (para3) refers to "game rearing and agricultural use" yet no details are included. Wiltshire Council should seek clarification regarding the precise natures of both uses. The site plan refers to the proposed temporary buildings as "chicken sheds". Wiltshire Council should therefore also seek confirmation that the reference to "chickens" is an error and that there is no intention to introduce chickens on the site. There are no details within the application on what type of game rearing is envisaged. It is assumed that the birds in question are either partridge, pheasant or both. Clarification is urgently required. Para 7 of the Application seeks details on waste storage and disposal arrangements. No such details are included. The application states (para 17) that no residential units are planned. A mobile home has recently been positioned adjacent to the site. Wiltshire Council is urged to obtain confirmation that no mobile homes are planned for the site itself. The Planning statement (para 4.9) states that the site is currently well screened. This is incorrect and requires amendment. Whereas the Planning Statement is dated 3 May, the Vermin Control plan is dated 25 May. The Parish Council is puzzled as to why this important dimension was apparently overlooked within the original application.
- Harmful effect. The main issue is whether the proposed development would have a harmful effect on the character and appearance of the area, and, if so whether there are economic or social benefits that would outweigh any such harm. The UDPC considers that the development in question will have such an effect and that therefore its negative impact contravenes the spirit of Wiltshire Council Core Policy 51.
- Economic and social benefits. It is the opinion of the UDPC that the applicant has failed to demonstrate that the proposed change of use, together with the erection of a number of structures on the site which lies in open countryside will generate a significant local economic or social benefit that can be weighed against the visual considerations associated with this proposal which are discussed below. It is therefore considered that the proposed development is at odds with Wiltshire Council Core Policy 34.
- Proximity to local houses. It is considered that the development (constructed without planning permission) is inappropriately located in close proximity to residential dwellings and within both an AONB and Conservation Area. In particular, the sheds are too close to properties on the northern edge of Brixton Deverill. (The southernmost shed is 70 metres from Old Barn House and under 75 metres from Dexter Barn.) Not only is such proximity inappropriate in a rural setting but it may also present a health risk to the occupants of those properties not to mention risks of smell and light/noise pollution. (The AONB Dark Skies policy applies in this area.) Although the

Planning Statement (para 3.4) identifies the benefits of the sheds being close to the farm dwellings, it is considered that these are rendered invalid by the proximity to other village houses. The UDPC has no objection in principle to the nature of the project but merely considers that it has been mal-located.

- Screening. The development lacks sufficient screening and the topography of the site is such that buildings will remain visible from houses on the northern edge of Brixton Deverill and from the B3095 between Brixton Deverill and Hill Deverill. The development is also clearly visible from Rights of Way in the vicinity. The assertion within the Planning Statement (para 4.9) that the location is well screened is incorrect.
- Semi-industrial aspect. The development is too close to the village and the sheds, together with their associated feeders and other ancillary equipment, would have an unsightly and semi-industrial aspect which will be at odds with the open and uncluttered nature of the adjoining fields.
- Visual impact. Notwithstanding the benefits that might be accrued from farm diversification, it is considered that the adverse visual impact, proximity to local residents, environmental risk and potential nuisance renders the proposed site inappropriate.
- Waste storage and removal. The statement within the Planning Application (Para 7) with regard to waste storage and collection is, in the opinion of the UDPC, incomplete and lacking in detail. It states that the storage and collection of waste will take place "on the farm" whereas, under DEFRA guidelines, there is a requirement to use a registered disposal contractor or own a DEFRA-approved incinerator. Wiltshire Council is urged to seek further amplification on this aspect. Local residents would be concerned regarding any smell that might be caused by an incinerator. In short, the description of a waste management plan is inadequate.
- Floodwater Management. The Upper Deverills Parish Plan recognises flood risk to residential properties in Brixton Deverill as a key priority. Properties immediately adjacent to and downhill from the proposed development have experienced serious flooding in the recent past. The UDPC seeks confirmation from the authority that an effective floodwater management plan is in place.
- Vermin and pest control. Given the proximity of the site to the core of the village, the UDPC remains to be convinced that the applicant has appropriate and effective management plans in place to control pests and vermin. In particular it has concerns that the control of vermin by shooting is neither safe, responsible nor appropriate.
- Archaeological dimension. Given the proximity of a nationally important Scheduled Ancient Monument which is only 30 metres from the proposed site, the UDPC seeks confirmation that no digging/ground breaking whatsoever will be undertaken on the site. There is no reference to archaeology in the planning application and this is regarded as a serious omission.
- Site Visit by the authority. Given the complexity of this application together with its many aspects and dimensions, it is recommended that the Wiltshire Council authority carry out a site visit.

## **Conclusion**

The UDPC acknowledges that the applicant has every right, in principle, to conduct game rearing activity within an appropriate location on the applicant's property. Indeed there are tangible benefits to the community by so doing. However, in the case of this application, the UDPC merely considers that the proposed site of the development is inappropriate. It is the site and not the activity that is contentious.

For the reasons stated above, the Upper Deverills Parish Council considers that the Planning Application (18/04227/FUL) should be refused.

Should the Authority feel minded to approve the application, the Council feels that a number of conditions should be imposed. These should include:

- The roofs of the sheds should be painted with a matt finish so that they do not reflect sunlight.
- A proper and comprehensive screening strategy should be devised, imposed and executed.
- High level archaeological advice should be sought and, if necessary, appropriate restrictions be imposed on the applicant.
- The number of sheds should not be allowed to increase.
- A comprehensive waste management plan should be presented by the applicant and audited by the authority.

Upper Deverills Parish Council  
6 June 2018