

Members are requested to NOTE this information and RECEIVE a report from Councillor Cole

Planning Application PL/2021/11195

Address: Greatfield Farm, 6 Greatfield, SN4 8EQ

Applicant: Mr R Morse

Respond by: 14/01/22

Proposal: Retention of existing building for use as agricultural storage.

History

The building in question was put up without planning permission, for commercial purposes. It is a substantial 20m x 10m structure in reconstituted Bath stone and steel sheets, with roller doors and double glazed windows. It has an internal mezzanine floor 5m x 5m with offices below and storage above.

Initially it had been let to a fibre broadband organisation.

This building is already the subject of an Enforcement Order (reference 15/1161/ENF). In July 2019 it was the subject of an appeal for commercial use, (LPA Ref 19/06726/FUL) which has been rejected. The company renting the building has now departed.

Current

The owner has now applied (PL/2021/11195) for approval for agricultural use as a hay barn, stating that this is required for his calf rearing business. However, the building as it stands, quite apart from the existing Enforcement Action, is not suitable for storage of hay. This is clearly a commercial design, not agricultural.

In addition, in the rejection of the appeal the Wiltshire planning officer states 'The proposal has caused significant harm to the character and appearance of the area' and goes on to describe in detail that harm. This impact on the surrounding area has also been stressed in written objections from neighbours.

I therefore recommend that LMPC object to this application on the grounds that nothing has changed since the appeal was rejected by WC in 2019 and furthermore the design is not appropriate for the proposed use as hay storage.

This application should be called in to WC for full and proper assessment.

Councillor Cole
January 2022