

From: [Caroline Ferris](#)
To: [Cox, David](#)
Cc: [Green, Kenny](#); [Seed, Jonathon](#)
Subject: RE: 18/00147/FUL - Redevelopment of existing outbuilding to provide holiday let (change of use already gained through previous consent ref. W/04/00157/FUL).
Date: 22 February 2018 12:41:36
Attachments: [image005.png](#)
[image008.png](#)
[image009.png](#)

Dear David,

Thank you for taking the time to discuss the above application with me on the telephone a moment ago.

Please take this email as confirmation that the proposed application sets out to **retain** the existing 'Old Milking Parlour' outbuilding. The works proposed are for internal and external alterations to the existing buildings fabric. It will not be demolished and rebuilt as you have noted the applications description suggests - apologies for the incorrect terminology adopted causing this confusion.

Should this clarification not suffice, or you have any further queries regarding this please do not hesitate to get in touch. I will follow up this email with a response to the 5 criteria outlined in Core Policy 48.

Kind regards,

Caroline



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From: Cox, David [mailto:David.Cox@wiltshire.gov.uk]
Sent: 22 February 2018 12:10
To: Caroline Ferris <caroline@pka-architects.com>
Cc: Green, Kenny <Kenny.Green@wiltshire.gov.uk>; Seed, Jonathon <Jonathon.Seed@wiltshire.gov.uk>

Subject: 18/00147/FUL - Redevelopment of existing outbuilding to provide holiday let (change of use already gained through previous consent ref. W/04/00157/FUL).

Dear Ms Ferris

Thank you for submitting the above application. I have not done my site visit yet to erect the site notice but wanted to check through a couple of issues regarding your application. I particularly note the lack of any supporting statement: to explain how you comply with the policies in the Wiltshire Core Strategy (WCS) or to explain why the existing building needs to be demolished a re-built?

I note the 2004 planning application to change the use of the milking parlour to a holiday let but I don't know if this was ever implemented (which my site visit would confirm). However, the permission included two pre-commencement of development conditions which I have no record of ever being discharged – if they were not discharged then the change of use would be unauthorised and does not benefit from planning permission. Do your clients have written evidence from us that these conditions were ever discharged please?

I'm confused as to why the building needs to be demolished and re-built. This suggests that the change of use was never implemented (hence why the conditions weren't discharged). In such an event the 2004 planning permission would have expired on 23 March 2009, which is a significant time ago and the Development Plan has changed since that time with the adoption of the Core Strategy which has brought in new policy considerations. Therefore the 2004 permission, if unimplemented or unauthorised, can only be given very limited weight in the planning balance.

WCS CP48 – supporting rural life – allows for the conversion of rural buildings to holiday lets subject to 5 criteria. But this policy does not apply to applications for new build holiday lets.

If the 2004 change of use was never implemented, and the proposal is to demolish and re-build, WCS CP39 – tourist development - applies but this contains a much harder test that the site must be considered as being close to a small village; and there is a reasonable argument that the site is separated from the main village of Keevil by the section of open countryside between the site and the last few dwellings on Main Street. I also note that the site is to the east (and outside) of the 'Keevil village' sign and there is no footpath link into the village on Main Street. If the site isn't deemed to be 'close' as envisaged by CP39, only in 'exceptional cases' development may be supported away from small villages where it can be demonstrated that it complies with 5 criteria. The first criteria is that the holiday let is in conjunction with a particular countryside attraction. I am not aware of any particular countryside attraction in Keevil and the attached appeal demonstrates that you cannot just rely on being near to Bath or Stonehenge for example.

Could you please therefore confirm the existing status of the outbuilding. The plans show that its being used as a store/gym and office. This suggests the change of use to the permitted holiday let never happened and if it did, it is unauthorised because the conditions were never discharged. I've noted on google searches that the holiday let isn't available and the only search results are for Southview Farm itself on the air b'n'b website. Assuming that the 2004 application is actually of little relevance to this application it is strongly advisable to consider whether the existing building can be converted as CP48 would allow for this subject to the 5 criteria that I'd expect you to demonstrate compliance with. If the building has to be demolished and re-built, you'd then need to demonstrate that the building is 'close' to the small village (under the intended meaning of CP39) to meet the policy. If it is considered to not be close, there would be a further 5 criteria I'd expect you to demonstrate compliance with.

If you have any questions please do not hesitate to contact me.

Kind Regards

David Cox
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