

Proposed Extension to existing workshop, construction of 2 new (ClassE(g) buildings, including associated infrastructure, parking & landscaping Ref No 62A/2026/0157

Section 62A Applications



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Dear Sir/Madam,

My wife and I own Barbers, Martley, WR6 6QA, a grade II listed house sitting across the field North West from the proposed site.

The Applicant has over the past few years developed former storage land on the subject site to provide the existing light industrial and workshop buildings with concrete surface to park his numerous lorries and earth moving equipment.

We have met with the Applicant at his request on the site to discuss his proposals to expand his yard and buildings.

Whilst we have no objection to the expansion of the yard and buildings we feel strongly that the position proposed for the expansion on the current Green area is far too intrusive to our home and land. There appears to be ample room at the rear of the site to the South of the proposed location where the new proposed Building 1 & 2 plus concrete area for vehicles could be constructed. In this location any development would be less intrusive to our Grade II listed home.

Our considered view is that we are amenable to him adding one extra bay to the workshop backing on to our land. However we requested that the Applicant switches off his internal lights at night and weekends and restricts use of the workshop to working hours between 7.30 am and 5.30 pm. 8.00-12.30 on Saturday and nil on Sunday, all which he appeared to accept. We suggest there should be no window lights to the elevation facing our home.

The existing workshop has window lights running almost the full height of the rear elevation to this building placed at regular intervals and running up and across the roof. When dark the light from these windows is extreme and often they are left on all night and over the weekend which is extremely intrusive.

We strongly oppose the request to build anything at all on the area of land to the West of the workshop or indeed west of all existing buildings. We understood the area of land proposed to take Building 1 & 2 was always to be treated as landscaping to act as a green barrier between the developed area and the adjacent agricultural fields. In order to develop this green area the applicant will be removing hedging and trees planted by him, only in the last 5 years to act as a green barrier

We attended the **Appeal held by the Planning Inspectorate last October Ref APP/J1860/W/25/3365478** in regard to a proposal to build 80 houses on land East of Barbers Lane which was refused. One of the main reasons was the impact the development would have on the significance of "Barbers Farmhouse" aka Barbers, and the Gates, Piers and Railings at Barbers Farmhouse, all Grade II listed building, through development in their setting.

The proposed site for these 2 new buildings, infrastructure and parking area is within sight (and hearing) of Barbers especially in the Winter months when the leaves are off the trees planted 40 years ago to try and screen the site from Barbers. We consider they will provide further intrusion to the previously tranquil and unfettered setting Barbers Farmhouse benefitted from.

We respectfully request that the existing green area is kept as that with no further development to be undertaken. The extra workshop bay as shown on the applicants submission is of less concern as it is just out of sight from Barbers house.

I attach extracts from the Inspectors report in regard of the proposed residential scheme, refused at Appeal, as it highlights the importance of Barbers and its heritage. We consider that the proposed scheme on the Green land, not Storage land as described in the application, to the rear of Laugharne Villa will have a severe impact on the setting of this important Grade II listed house, Barbers, and request that no development or storage takes place on the currently open green area.

Extract from the Planning Inspectors report refusing the Appeal to develop 80 houses on land East of Barbers Lane, Martley 17th October 2025-

"The effect of the proposed development on the character and appearance of the area, including the landscape;

The effect of the proposed development on the significance of Barbers Farmhouse and the Gates, Piers and Railings at Barbers Farmhouse, both Grade II listed buildings, through development in their setting;

The effect on the character and appearance of the area, including the landscape

The effect on the significance of Grade II listed buildings

Barbers Farmhouse is an imposing building which probably dates from the early 18th Century with 19th Century alterations. The polite, well balanced front elevation is dominated by attractive sash windows with the north-western elevation containing a bay window over multiple floors angled in part towards the appeal site. This fine, well-preserved farmhouse is a repository of period building traditions and methods and tells us much about how people lived in the past. It is also an attractive building linked to local history. It therefore has a high level of evidential², aesthetic³ and historic value. The building draws significance from these values. As a grand building arranged over three floors and exhibiting the contemporary style of the early 18th Century, it was designed to be seen in the local landscape and thus project the wealth and status of the occupant. The generous grounds around the building reinforce the status of the property. A particularly important vista is the entrance into the site from the B4204 where the principal elevation is framed by an avenue of trees along the driveway. The building was also originally positioned away from the village, probably to relate to the owner's associated farmland, which included the appeal site. Indeed, historic maps indicate that the eastern extent of the appeal site included an avenue of trees which aligned with the driveway leading to the farmhouse. It is unclear why this avenue was planted on the far side of the B4204.

Considering the foregoing, the setting of the building contributes positively to the way it is experienced. It helps to explain why the building is orientated, designed and positioned where it is amongst farmland and partially overlooking the appeal site. Despite the presence of The Orchards and Hawthorn Close, Barbers Farmhouse still retains a generally undeveloped immediate setting which also allows the grandness of the building to be appreciated without any significantly competing or detracting features. Indeed, the Council accurately describe the building as having 'pride of place' in the eastern approach to the village.

The appeal scheme would erode the open rural setting of the farmhouse. It would diminish the sense, at least from the north and east, of the building being set close to agricultural fields. The proposed housing estate would also be apparent as one turns into the driveway leading to the farmhouse. This is on account of the access and the very likely position of some properties on or near the highest part of the field. The illustrative layout also shows allotments at the end of the driveway. These would probably be a suburban feature with sheds and clutter.

The estate would therefore detract from the listed building's sense of having pride of place as the new housing, being a discordant addition to the landscape, would draw the eye and local attention. Moreover, when in the grounds around the farmhouse, one would be cognisant of the large housing estate across the road. The scheme would also erode the

spatial and visual link with farmland, which is intrinsically an important component of the farmhouse's significance. The building would also be drawn into the expanded village, rather than sitting apart from it.

The hedging and tree planting within the grounds of Barbers Farmhouse, some of which is evergreen, provides a high degree of screening and a sense of separation with the appeal site. However, I was able to appreciate the intervisibility of the appeal site and the farmhouse during my site visit. Indeed, it is highly likely that the proposed housing estate would be visible in views from the listed building, especially in the winter months. Indeed, even the appellant's LVA concludes that the proposal would be visible from Barbers Farmhouse and there would be a minor adverse visual effect at completion. The appeal scheme would harm and thus not preserve the setting of the listed building.

As explained above, generous levels of GI could be accommodated within the appeal site, but it could not fully screen the proposal in views from the listed building or remove a perception that its setting has been encroached upon. There is a suggestion that the avenue of trees could be replanted, although only a row is shown on the indicative plans. Even if this was remedied in the final design, reinstating this feature would not mitigate for the scheme's overall impacts. Ultimately, a moderate level of harm to the significance of the listed building would occur. This would be less than substantial within the meaning of the National Planning Policy Framework (the 'Framework').

The Gates, Piers and Railings to the Farmhouse probably date from the early 19th Century. They have aesthetic value and significance as a pleasing entrance feature that compliments and reinforces the grandness of the farmhouse and the formality of the driveway leading to it. There is also some historic interest as the feature was likely installed to project status as well as functional security and easy access by horse and carriage. The ability to experience the aesthetic value and functionality of the gates in the context of the farmhouse, the driveway and the B4204 aids an understanding of their significance. The gates are not especially rural in their design and are not intended to separate the grounds of the listed building from farmland. Instead, the gates provide a barrier with the road. I therefore share the view of the appellant that the appeal scheme would not harm the ability to experience this listed building. Its setting would be preserved

The proposal would result in moderate harm to the significance of Barbers Farmhouse through development within its setting. This matter carries great weight. This is synonymous with the considerable importance and weight that must be given to the statutory duty to pay special regard to the desirability of preserving a listed building or its setting⁴. For reasons I go into, the public benefits of the proposal are collectively matters of very great weight. Indeed, the benefits would be of sufficient force to outweigh the less than substantial harm. Accordingly, there would be no conflict with Policy SWDP24 of the DP, as harm to the significance of a designated heritage asset would have clear and convincing justification.

The proposed development would be contrary to the development plan and there are no other considerations which outweigh this finding. Accordingly, for the reasons given, the appeal has failed "

Many thanks

Yours respectively

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