Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within Storage or Distribution (Use Class B8), Hotels (Use Class C1), Commercial/Business/Service (Use Class E), or until the end of July 2022, uses previously classified as Assembly and Leisure (Use Class D2)

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Newleaze Farm

Address Line 1

London Road

Address Line 2

Address Line 3

Wiltshire

Town/city

Chippenham

Postcode

SN15 3RB

Description of site location must be completed if postcode is not known:

Easting (x)

394001

Northing (y)

173680

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Maidment

Company Name

G Maidment & Sons

Address

Address line 1

Street Farm

Address line 2

Cleverton

Address line 3

Malmsbury

Town/City

Chippenham

County

Wilts

Country

Postcode

SN15 5BS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Andy

Surname

Dodd

Company Name

Whiteavon Consultancy Ltd

Address

Address line 1

11 ONSLOW ROAD

Address line 2

Address line 3

Town/City

NEWENT

County

Country

United Kingdom

Postcode

GL18 1TL

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

This permitted development right was amended on 1 August 2021 to no longer include changes of use to those previously classified as 'assembly and leisure' that are not now included in Use Class E (commercial/business/service).

If your proposed change of use is to a Hotel, Storage and Distribution, or Use Class E (e.g. shops; financial/professional services; restaurants and cafes; offices; business; indoor sport, recreation, or fitness) then this type of application is still valid for eligible proposals.

If your proposed change of use is to a Local Community or Sui Generis use previously classified as 'assembly and leisure' (e.g. cinemas; concert halls; bingo halls; or dance halls) then:

- You should not continue with this application after the end of July 2022 as it will be refused by the Local Authority and you may not be eligible for a refund.
- This is no longer considered to be permitted development. Proposals remained eligible if applications of this type were submitted before the end of July 2022, but after that point an application for ‘Full planning permission’ will be required.

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

- [x] Yes
- [ ] No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 150 square metres?

- [x] Yes
- [ ] No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 500 square metres?

- [ ] Yes
- [x] No

Is any part of the land, site or building:
• in a safety hazard area;
• in a military explosives storage area;
• a scheduled monument (or the site contains one)
• a listed building (or within the curtilage of a listed building)

◯ Yes
⊘ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Change of use of a low roof, traditional steel portal framed agricultural building, set in it's own yard to storage of caravans and trailer. Due to the sheds low roof structure and being closed in on three sides by other buildings and long established trees, the shed does not meet the environmental and welfare requirements of growing cattle. The building is set at the end of a farm drive that is well maintained and accessed directly from London Road, Chippenham with very good visibility at the end of the farm drive. The shed will be used to store a small number of caravans in individual bays, under cover, making good use of the old shed while not creating a significant increase of traffic down the farm drive. The shed can be easily secured as it is within it's own yard with 5ft wall and one gate at the front for access. The only other way of getting into the shed is through the main farm yard, also secured by gates and needing to pass the main farm house. The back of the shed will be retained for general storage, with the front 1/2, as depicted on the map, used for caravan storage. Due to the layout and design of the shed, it is not possible to store caravans other than in a single line. The shed can easily be split to allow this as a partial internal wall already exists.

Please provide details of any transport and highways impacts and how these will be mitigated:

The storage of caravans will have very limited effect on vehicle movements as cattle have previously been checked twice per day, often by someone living off site where as a small caravan storage shed will have vehicles entering less regularly. As previously mentioned, the farm drive is of tarmac construction and a small area of concrete construction, with very good visibility when entering or existing to London Road. The farm drive has visibility for long distances with easy passing areas, used by farm traffic currently.

Please provide details of any noise impacts and how these will be mitigated:

No noise increase will be seen from the storage of caravans.

Please provide details of any contamination risks and how these will be mitigated:

No risk is posed.

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
• is in Flood Zones 2 or 3; or
• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The shed is located within the existing farm yard with no flooding risk posed.

Declaration

I / We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Andy Dodd

Date

24/07/2023