27th September 2023

Our Ref: SWLC.LPC5675

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER
FAO Ms L Davis

Dear Lisa

Town and Country Planning Act 1990
Change of Use of former livestock barn at Great Ridgeway Farm, Main Road, Christian Malford, Wiltshire, SN15 4DF

As requested, and further to my earlier email confirmation I wish to formally revise my client's Class R submission (LPA Reference PL/2023/06527), and have amended the original supporting correspondence to clarify that no operational development, other than the de minimis changes to the existing gable end openings is presented as part of the Prior Approval application, pursuant to Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Specifically, the application therefore proposes the partial change of use of the steel framed barn, facing the site's access, for use within Class E (commercial, business or service) to the Schedule (2) to the Use Classes Order.

The application building area does not exceed 150m² and consequently does not exceed the threshold limit at R.3 (1) (a). No other flexible use changes have been made and any related curtilage to accommodate parking etc is positioned to the south and is shown in accordance with the definition at paragraph x to the above Order (Part 3), being no more than the proposed footprint. Access to the site is unchanged and relates directly with the associated curtilage.

There is of course no dispute that the permitted tolerances specifically allow the change of use, and only those associated operational developments reasonably necessary to use the building are allowed. That does not exclude the adaptation of existing openings referred to above, and the change of use regarding the rear workshop space will be assisted by simply using internally hung wind break sheets to the top part of the two open side bays. As we have discussed though I have also made a full application for the operational changes to this side of the building, blocking up the walls and for the insertion of 2No new windows. These minor matters will be considered on their own merits. Internal works are of course not operational development within the meaning of such assigned at Section 55 of the Planning Act and are therefore not relevant to the assessment of this Prior Approval.

For the avoidance of doubt though the enclosed application includes an indicative set of floor plans as well as elevations showing the retained and infilled openings.

To complete the application, I would stress that the application building is part of the established farm and has clearly been used for no other purpose than agriculture and thus satisfied the agricultural use test at R.1 (a) (i), and as indicated does not exceed the cumulative floor space limit of R.1 (b). Furthermore, it is not affected by those designations at R.1 (c) to (e).

As the floor space of the building does not exceed 150m² your Council's determination as to whether Prior Approval is required is not applicable under the headings listed at R.3 (1) (b). The simpler information required to be confirmed for your records under R.3 (1) (a) is listed below.

(i) the date the site will begin to be used for any of the flexible uses;
(ii) the nature of the use or uses; and
(iii) a plan indicating the site and which buildings have changed use;

In this regard it is anticipated that the works will begin in association with the change of use in April next year (say 1st April 2024).

The nature of the use has already been explained and in the interests of completeness I've listed the full raft of supporting plan details enclosed.

- LPC 5675 EX 01 – Location Plan
- LPC 5675 EX 02 – Site Plan
- LPC 5675 EX 03 – Existing Plan
- LPC 5675 EX 04 – Existing Elevations
- LPC 5675 PR 02A– Proposed Plan
- LPC 5675 PR 03A – Proposed Elevations

I appreciate of course that there is no formal decision arising from the required notification however I would be grateful if you could confirm receipt of this letter and associated details for my client's records and should the commencement details materially change, I will of course notify you accordingly.

Yours faithfully

[redacted]

Simon Chambers
Director

Enc.

Cc: Mr M Robinson