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

The Old Grain Store

Address Line 1

Pouldens Farm

Address Line 2

Pouldens

Address Line 3

Tisbury

Town/city

Tisbury

Postcode

SP3 6PG

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

Easting (x)

391313

Northing (y)

127499

Description

Applicant Details

Name/Company

Title

First name

Surname

Pythouse Farm Partnership

Company Name

Pythouse Farm Partnership

Address

Address line 1

C/o Fowler Foertescue

Address line 2

The Old Dairy

Address line 3

Fonthill Bishop

Town/City

Salisbury

County

Wiltshire

Country

Postcode

SP3 5SH

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

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

Agent Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Bury

Company Name

Fowler Fortescue

Address

Address line 1

The Old Dairy

Address line 2

Fonthill Bishop

Address line 3

Salisbury

Town/City

County

Wiltshire

Country

United Kingdom

Postcode

SP3 5SH

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:

The Building, which is constructed of a Steel Portal frame, concrete walls and close yorkshire boarding cladding above, Roller shutter door and concrete Floor and apron, is currently used as a temporary grain store. At other times of the year it is used for storage of machinery, seeds and fertiliser as well as other sundry farm items.

The proposal is a change of use for the building from agriculture to a flexible commercial use in accordance with Class R of The Town and Country Planning (General Permitted Development)(England) Order 2015.

The extent of the building is shown edged red on the attached plan and the curtilage is shown hatched green

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

The building is currently part of an active farmyard site, and therefore it is not anticipated that the proposed change of use would generate significantly more vehicular movements than the site is currently subject to. There is also direct access onto the public highway from the site.

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

The site forms part of an existing farmstead so there is already a level of noise associated with the site. It is not anticipated that the proposed uses would cause noise in addition to that already associated with the current use of the site.

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

The building is constructed with a concrete floor and the use if the site has been agricultural storage, the proposed use of the site is not likely to be affected by the current use. As a result of the proposed use there are not considered to be any increased risks to future users of the site.

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 site is within Flood Zone 1.

Declaration

I/We hereby apply for Prior Approval: Change of use - agriculture to flexible commercial use as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Jonathan Bury

Date

11/10/2023