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 Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion

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

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

White Hill Barn

Address Line 1

White Hill

Address Line 2

Address Line 3

Wiltshire

Town/city

Pitton

Postcode

SP5 1DY

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

Easting (x)

Northing (y)

421256

130881

Description

Applicant Details

Name/Company

Title

First name

Elaine

Surname

McEwen

Company Name

White Hill Farm

Address

Address line 1

White Hill Barn

Address line 2

White Hill

Address line 3

Wiltshire

Town/City

Pitton

County

Country

Postcode

SP5 1DY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Greenwood

Company Name

Benchmark Development Planning Ltd

Address

Address line 1

Benchmark House

Address line 2

3 Harnwood Rd

Address line 3

Town/City

Salisbury

County

Country

Postcode

SP2 8DD

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Eligibility

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.

Please note, there are further eligibility criteria that will be covered in subsequent questions.

Please note: Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the nationally described space standard.

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

- [x] Yes
- [ ] No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit:
• Since 20 March 2013; or
• Where the development covered by this application will begin after 20 March 2023, during the 10 year period before development begins.

- [ ] Yes
- [x] No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point?

- [ ] Yes
- [x] No

Is any part of the land, site or building:
• in a conservation area;
• in an area of outstanding natural beauty;
• in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
• in the Broads;
• in a National Park;
• in a World Heritage Site;
• in a site of special scientific interest;
• 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

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place, or that have been terminated in the year before development is proposed to begin, need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is the site currently occupied under any agricultural tenancy agreements?

◯ Yes
⊘ No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

◯ Yes
⊘ No

Dwellinghouses and floor space

To be eligible for this permitted development right, the number and size of dwellinghouses developed has to be within the limits set by legislation. This includes any dwellinghouses that were previously developed under this permitted development right.

- No more than a total of 5 dwellinghouses (including no more than 3 larger dwellinghouses) can be developed;
- No single dwellinghouse can exceed 465 square metres of floor space; and
- The total combined floor space of all the larger dwellinghouses developed cannot exceed 465 square metres.

For the purposes of this permitted development right:

- 'Smaller dwellinghouse' means a dwellinghouse (Use Class C3) which has a floor space of no more than 100 square metres
- 'Larger dwellinghouse' means a dwellinghouse (Use Class C3) which has a floor space of more than 100 square metres but no more than 465 square metres.

Please note: For prior approval applications submitted from 6 April 2021 onwards - Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the nationally described space standard.

How many smaller dwellinghouses will be created by this proposal?

0

How many larger dwellinghouses will be created by this proposal?

1

What will be the net increase in dwellinghouses?
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dweillinghouses on the site immediately prior to the development.

1

Previous development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?
(Select 'No' if no larger dwellinghouses have been or will be created).

◯ Yes
⊘ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:
• The siting and location of the building(s); and
• From 1 August 2020, details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The proposed conversion of this stout modern concrete slab and concrete frame large 227 sqm agricultural barn into one C3 dwelling house will easily meet all known space standards and provide a spacious, light and airy family home with car parking for 4 cars within the garden curtilage. The access has excellent visibility splays in both direction onto the adopted highway known at "White Hill". The barn has no bats or owls or any wildlife. The proposed 220 sqm curtilage currently comprises farmyard.
A modern lean-to is proposed to be removed.
Class Q prior approval (PL/2022/06928) was issued on 01/11/22, subject to 3 conditions. Pre-Application discussions with the same Case Officer (Joe Richardson) under an application to remove COND 2 (now withdrawn PL/2023/07781 on 07/11/23) indicate COND 2 is unreasonable and will not be re-attached to this new Class Q application.

Are any associated building works or other operations required to make this change?

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:
• the installation or replacement of windows, doors, roofs, or exterior walls;
• the installation or replacement of water, drainage, electricity, gas or other services;
• partial demolition to the extent reasonably necessary to carry out the works listed above.

⊘ Yes
◯ No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

The barn has a number of large doors but otherwise few openings and so a modest number of windows and doors are proposed. No new roof or walls are proposed or needed. However, within the barn it is proposed to use non-structural methods to produce insulated walls and roof spaces to form a home that will comply with current Building Regulations.
Class Q prior approval (PL/2022/06928) was issued on 01/11/22 for the identical design - and the approved (now re-submitted Nov '23) drawings are listed at COND 1: BEN Q0001 rev A, Q0012, Q0015 rev C and Q2010 rev A.

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

Minimal highway impact. Good access. Good visibility splays. Close to Pitton where there is a school, pub and shop/PO.
There are no immediate neighbours.(NB Class Q prior approval (PL/2022/06928) was issued on 01/11/22 - no highway issues.)

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

There are no immediate neighbours.
(NB Class Q prior approval (PL/2022/06928) was issued on 01/11/22 - no noise issues.)
NB: Pre-Application discussions with the same Case Officer (Joe Richardson) under an application to remove COND 2 (now withdrawn PL/2023/07781 on 07/11/23) confirmed "Public Protection Officers" had been consulted and also found no nuisance issues. Here are their precise words (02/11/23):
"Public Protection comments:
The applications seeks to remove the condition which states the consented dwelling should be used/ occupied in conjunction with the adjacent agricultural and commercial business. During our site visit last week, I was able to observe ground surrounding the application site includes a camp site and equestrian business. There was no evidence of any intensive farming practices occurring in the vicinity, and there were no cattle or farm animals (other than horses) permanently housed in barns in close proximity to the application site. The campsite was consented in 2007 and allows 20 touring caravans and 10 tents on site at any time. Occupancy of the camp site is likely to be seasonal, and also possibly weather dependent. Noise associated with the use of camp sites can be the source of complaints to this department. There are no planning conditions associated with the operation of the site in relation to management of noise from guests using the site. We understand the owner of the site lives in the existing dwelling on site, and therefore, this department would expect any complaints relating to guest staying on the campsite to be promptly managed and resolved by the owner. Any future occupier or owner of the development site would be aware of the proximity of the camp site and equine business to the dwelling, and should have an expectancy that, from time to time, they may hear noise associated with the use of the surrounding land. However, we do not consider these issues to be so significant that this department would recommend refusal of this application. We therefore have no observation to make regarding this application."

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

There are no known contamination risks. Class Q prior approval (PL/2022/06928) was issued on 01/11/22 with a standard contamination condition should a problam be uncovered during conversion works. Agreed, again.

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.

Flood Zone 1 - see EA plans attached. Class Q prior approval (PL/2022/06928) was issued on 01/11/22: no flood risk problems at all.

Declaration

I/We hereby apply for Prior Approval: Change of use - agriculture to dwellinghouses 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

Richard Greenwood

Date

08/11/2023