PLANNING STATEMENT

SCHEDULE 2, PART 3, CLASS MA OF THE GENERAL PERMITTED DEVELOPMENT ORDER



APPLICATION FOR PRIOR APPROVAL FOR THE CHANGE OF USE OF A COMMERCIAL UNIT TO RESIDENTIAL USE ('BUILDING 3')

RENSHAW BARNS, UPPER WOODFORD, SALISBURY SP4 6FA

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004

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1. INTRODUCTION

1.1 RAW Planning Ltd are instructed by Renshaw UK Ltd (the "Applicant") to prepare a Planning Statement to support an application to ascertain whether the Prior Approval of the Local Planning Authority (LPA) is required for the proposed change of use of a commercial building to a residential use at Renshaw Barns, Upper Woodford, Salisbury (the "Application Site") in accordance with Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 (the "GPDO").

1.2 The application site is located in Upper Woodford, a short walk from the Bridge Inn, and accessible to the facilities in Middle Woodford to the south with the larger settlements of Amesbury and Salisbury within easy reach. The location of the site can be seen in Image 1 below, and photographs of the buildings on the site are contained at **Appendix 1**.



Image 1: Site Location

1.3 The application site comprises of a building which has been used as offices (initially also storage and workshop uses) since permission was granted for the change of use from agricultural in 2001. Two other buildings remain on the site: one of which is subject to a separate Class MA application, and the third building remains in office use.

1.4 The building subject to this application is referred to as "Building 3" on the plans which accompany the submission, and for clarity it is outlined in Image 2 overleaf. A series of photographs of Building 3 are set out in Appendix 1 to this Statement.

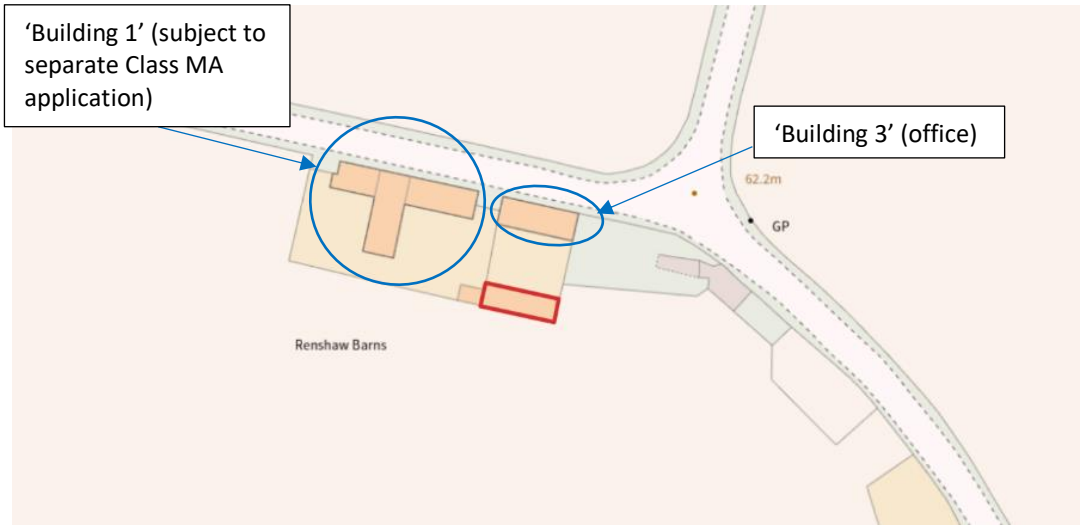

Image 2: Building 3 subject of this application

1.5 As the building is now vacant, it is proposed to change the use to create a single dwelling.

2. REQUEST FOR PRIOR APPROVAL

2.1 Class MA of Schedule 2, Part 3 of the GPDO allows for development consisting of the change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

2.2 The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 introduced Class E which includes retail and offices amongst other town centre uses.

2.3 The building at Renshaw Barns has been in commercial use until recently (details below) since 2001.

2.4 **Paragraph MA.1** of Part 3 of the Schedule 2 of the GPDO sets out the circumstances under which Class MA development is not permitted. The following paragraphs seek to demonstrate that the proposed development is permitted development, by addressing the circumstances set out in paragraph MA.1 using corresponding paragraph referencing (a-g):

(a) The building at Renshaw Barns is vacant. For clarity, the building subject to this application is identified as "Building 3" on the accompanying plans. The building was occupied by "Unstuck Design Ltd" as offices from September 2015 to December 2022.

(b) The building was therefore occupied for a continuous period of at least 2 years prior to the date of this application by a use specified in sub-paragraph (2) of Paragraph MA.1 (i.e. offices).

(c) The building subject of this application extends to 109sqm sq. m in floor area and therefore falls beneath the maximum cumulative floorspace of 1,500 sq. m allowed for change of use under Class MA. *Nb. Building 1 on the site extends to 396sqm and a separate Class MA application is submitted for the change of use of that building to create a single dwelling. The cumulative floorspace would therefore extend to 505sqm which remains considerably below the maximum allowance.*

(d) The building is not located within or within the curtilage of a site of special scientific interest, a listed building, a scheduled monument, a safety hazard area or a military explosives storage area.

(e) The building is not located within an AONB, an area specified by the Secretary of State for the purposes of Section 41(3) of the Wildlife and Countryside Act 1981, the Broads, a National Park or a World Heritage Site.

(f) The building is not occupied under an agricultural tenancy.

(g) This application is submitted after August 2022 and as such this criterion is not applicable.

2.5 **Paragraph MA.2** of Part 3 of Schedule 2 of the GPDO states that:

> ***"Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to –***
>
> ***(a) Transport impacts of the development, particularly to ensure safe site access;***
>
> ***(b) Contamination risks in relation to the building;***
>
> ***(c) Flooding risks in relation to the building;***
>
> ***(d) Impacts of noise from commercial premises on the intended occupiers of the development;***
>
> ***(e) Where –***
>
> ***(i) the building is located in a conservation area; and***
>
> ***(ii) the development involves a change of use of the whole or part of the ground floor***
>
> ***(f) The provision of adequate natural light in all habitable rooms of the dwellinghouses;***
>
> ***(g) The impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses***
>
> ***(h) Where the development involves the loss of services provided by –***
>
> ***(i) a registered nursery, or***
>
> ***(ii) a health centre maintained under Section 2 or 3 of the National Health Service Act 2006***
>
> ***The impact on the local provision of the type of services lost***
>
> ***(i) Where the development meets the fire risk condition, the fire safety impacts of the intended occupants of the building".***

2.6 The following paragraphs deal with each of the matters for which prior approval may be sought.

(a) Transport Impacts of the Development, Particularly to Ensure Safe Access

2.7 Planning permission was granted for the change of use of Renshaw Barns from agricultural buildings to "offices, storage and workshop" in 2001 (ref: S/2001/0019). The approved scheme was revised and altered with a second application in 2002 (ref: S/2002/0746). These permissions were granted on the basis of the levels of traffic associated with almost 1,500sqm of commercial floorspace. The Council's highways officer at the time advised that the site had a separate entrance and exit to allow traffic to flow through the site.

2.8 Prior Approval is sought for the change of use of the ground and first floor to create 1no. residential dwelling. Wiltshire Council's Car Parking Standards require three car parking space for a 4+ bedroom dwelling. As the site has ample space for car parking and manoeuvring within the site, it is considered that there would be no adverse transports or highways impacts.

2.9 The proposed change of use would not therefore result in any adverse transport or highway impacts.

(b) Contamination Risks in Relation to the Building

2.10 The application building comprises vacant office space. There are no known contamination risks in relation to the building nor would there be any risk of such given the history of the site.

(c) Flooding Risks in Relation to the Building

2.11 The application building is located in flood zone 1 which has the lowest probability of flooding. Review of the Wiltshire Council SFRA and the site meets the criteria of being at low risk of flooding (from all sources) as less than 75% of the site is located outside of the 0.025m-0.5m zone. As a change of use only (and no building operations) is proposed, there would be no change to the building footprint and as such no impact on drainage. Anecdotally, the applicant has owned the site for over 20 years, and they have confirmed that there has been no flood events at the site during that time.

(d) Impacts of Noise from Commercial Premises on the Intended Occupiers of the Development

2.12 The building identified as 'Building 3' on the submitted site plan remains in office use. It is occupied by "CS Commodity Solutions" who have occupied the premises since July 2009. This is an office use only with standard opening hours of 9-5 Monday to Friday. It is not a noise generating business, and neither does it have any permissions to allow a noise generating use in the future. As such, there would be no negative impacts of noise being generated by the use of building 3 to the intended occupiers of the development.

(e) The Impact of the Change of Use on the Character or Sustainability of a Conservation Area

2.13 The site is not located within a Conservation Area, and as such this is not relevant to the application.

(f) The Provision of Adequate Natural Light in all Habitable Rooms of the Dwellinghouses

As part of the application Proposed Floor Plans are submitted which clearly shows the windows to all habitable rooms within the buildings.

(g) The Impact on Intended Occupiers of the Development of the Introduction of Residential Use in an Area the Authority Considers to be Important for General or Heavy Industry, Waste Management, Storage and Distribution, or a Mix of Such Uses

2.14 The application site is in a rural location. The site is not occupied by or in close proximity to any general or heavy industry, waste management or storage and distribution and as such the proposed change of use would not be impacted by such uses.

(h) Where the Development Involves the Loss of Services Provided by a Registered Nursery or a Health Centre

2.15 The building was most recently occupied by retail and office uses and as such would not result in the loss of a Registered Nursery or a Health Centre.

(i) Where the Development meets the Fire Risk Condition, the Fire Safety Impacts on the Intended Occupants of the Building

2.16 The proposed change of use is not considered likely to result in any additional fire safety impacts for the future occupants of the building.

3. SUMMARY AND CONCLUSION

3.1 Overall, it is considered that the unit proposed for change of use under Class MA of Schedule 2, Part 3 of the GPDO comfortably meets the qualifying criteria and would not create any highways, contamination, flooding or noise issues for which Wiltshire Council should be concerned and it has been demonstrated that the 6no. proposed flats would have adequate natural light.

3.2 It is therefore considered that Prior Approval is either not required or that Prior Approval should be approved subject to the details submitted as part of this application.

APPENDIX 1: SITE PHOTOGRAPHS









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