CASE OFFICER'S REPORT

Application Reference:	PL/2023/09224
Site:	Prestex House, 7-8 Edison Road, Salisbury, SP2 7NU
Date site notice posted:	10.11.2023
Publicity Expired:	01.12.2023
Extended Target Date:	28.12.2023

SITE DESCRIPTION:
The site is situated within the defined settlement boundary of Salisbury, which is designated as a Principle Settlement by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP20 (Salisbury Community Area). It is surrounded on all sides by other industrial units and roads leading through the wider, established Industrial Estate known as Churchfields. The wider Churchfields Estate is defined on its northern boundary by the railway line feeding Salisbury Train Station to the north east of the site. All other peripheral boundaries of the wider estate are contained by the River Avon.

This site is situated on the corner of Edison Road and Stevenson Road. It currently consists of a two storey industrial unit with commercial uses (currently EuroParts, a B8 use with ancillary retail trade counter) operating at ground floor; and offices at first floor. It is of functional design, predominantly of brick construction with an interesting curved and pitched roof line. This application involves the southern part of the first floor of the building, which the supporting documentation confirms was, until October 2022, in use as an office (Use Class E(g)(i)). A ground floor pedestrian entrance to the first floor offices is gained on the southern elevation. The eastern, southern and western elevations of the first floor offices are fully glazed. Parking for the building is situated along the southern elevation of the building and served off Edison Road. The supporting documentation confirms that 5 of these are available for this part of the building.

The site is situated within the catchment of the River Avon Special Area for Conservation (SAC); and within the 13.8 kilometre recreational buffer for the New Forest SAC, Special Protection Area (SPA) and RAMSAR site. Whilst the site is situated in FZ1, despite what the supporting documentation suggests, it is in an area at high risk of ground water flooding as determined by the Council's Strategic Flood Risk Assessment (SFRA).

PROPOSAL:
This is a prior notification application proposing the change of use of the existing first floor accommodation in this part of Prestex House, from offices (Use Class E(g)(i)) into a single residential unit. The application is put forward in line with the provisions of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO), which allows the change of use of commercial, business and service uses to dwellinghouses.

The plans identify that the new residential use will have 6 bedrooms, a small kitchen and living room and bathroom facilities. It is to benefit from 5 parking spaces but no garden provision. The layout and proposals are more akin to that of a House in Multiple Occupation (HMO) (which is in Use Class C4) rather than as a family dwelling (Use Class C3). However in order to benefit

from this prior approval provisions of Class MA, the new use must fall within the C3: Dwelling House use class and therefore the change of use to a HMO would not be allowed under this Class MA route. Despite the layout the application form does suggest that the intended use is as a 6 bed residential dwelling (Use Class C3) and so the application will be considered as such accordingly, as even if this is deemed acceptable by the Local Planning Authority, its subsequent use as an HMO would need planning permission.

A Covering Letter accompanies the application, setting out how it is believed that the proposals comply with the criteria in Class MA of the GPDO. This suggests that a Noise Assessment has been carried out but this did not accompany the application and was submitted too late to be considered as part of this Class MA assessment.

RELEVANT PLANNING HISTORY:

S/1996/0143	From light industrial to B2 (general industrial). Permission – 20.03.1996
S/2012/1411	Erection of 1 x non illuminated fascia sign to front and 1 x illuminated sign to side retrospective. Consent – 06.11.2012
S/2012/1422	Change of use from B2 general industrial to B8 storage and distribution with ancillary trade counter and ancillary offices. Permission – 05.12.2023

POLICIES:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Town & Country Planning (Permitted Development) (England) Order 2015 (as Amended) (GPDO)

PRIOR NOTIFICATION PROCESS:

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations. In some cases the permitted development right will require the Local Planning Authority to approve certain matters (a process generally referred to as 'prior approval').

Class MA of Part 3 of Schedule 2 to the GPDO permits the change of use of a building and any land within its curtilage from a use falling within Use Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a use falling within Use Class C3 (dwellinghouses) of Schedule 1 of the Order. As is stated above, this application thus seeks the change of use of the former offices (Use Class E) into a 6 bed dwelling (Use Class C3) and the application for prior approval has been submitted on that basis to be considered against the provisions of Class MA of the GPDO.

In accordance with Class MA condition MA.2, before beginning the development the applicant is required to 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, the impact of that change of use on the character or sustainability of the conservation area;
(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; and
(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 200657 , the impact on the local provision of the type of services lost; and
(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

The provisions of Paragraph W of Part 3 of the GPDO are also relevant to this process as it sets out the procedure for applying for prior approval. It states that the Local Planning Authority must have regard to the National Planning Policy Framework in so far as it is relevant to the subject matter of the prior approval, although there is no requirement to have regard to the development plan in the consideration of such an application.

REPRESENTATIONS:

Highways – No Objection

- The location is the site is in the middle of Churchfields Industrial Estate and I know you will assess the suitability of the location for a residential dwelling.
- As far as parking is concerned, adequate off street parking is proposed for the development
- it is considered that the proposal would not be detrimental to highway safety.
- I wish to raise no highway objection.

Public Protection – Objection

- The development site is in the middle of the busy Churchfields Industrial Estate, and is in close proximity to some very noisy industrial businesses and plant.
- In addition the development site is likely to be impacted by noise and vibration from significant heavy goods vehicle movements on the industrial estate.
- A noise impact assessment has not been submitted with the application.
- I am of the firm belief that an acoustic report would not adequately demonstrate internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014, or that maximum noise levels in bedrooms will not normally exceed 45dB LAmax between the hours of 23:00 and 07:00.
- The development should not rely on closed windows to mitigate noise from nearby industrial processes or road traffic noise, and the principles of good acoustic design should be followed (see chapter 5 of the attached Planning Consultation Guidance Note: Noise and Vibration).
- On these grounds I recommend refusal of this application.

- With regards to Contaminated Land, a ground investigation report has not been submitted.
- The report should be secured by condition on any allowed decision

Salisbury City Council – Objection
- Salisbury City Council objects in support of the comments made by the public protection officer regarding noise and contaminated Land
- Also the plans are not in keeping with the areas design code

Letters – 1 letter of objection received. The following comments made:
- Edison Road, on Churchfields INDUSTRIAL Estate, services over 12 trade and commercial business.
- Every day, the road is extremely busy with cars, vans, HGV's and fork trucks, and is not a suitable environment for residential tenants.
- Although the plans show some allocated parking spaces, if this is exceeded, where would they park, as parking is already at a premium on the estate.

Letters – 1 letter of comment received. The following comments made:
- I support the possible redevelopment of this site for residential purposes however Churchfields Road is in no way bike friendly.
- The whole of the road should be become a segregated bike line for safe use to and from the railway station.
- Until this is completed bike and walking is not a good experience particularly towards the railway station.

ISSUES:
The main considerations which are material to the determination of this application are listed below:
- Whether the proposal constitutes permitted development
- Whether the prior approval of the Local Planning Authority is required

If the proposals are considered to satisfy the provisions of Class MA, this effectively confirms that the proposed conversion of these redundant offices into residential units is permitted development and does not need planning permission. The principle of the proposed change of use is therefore established. The Local Planning Authority can only consider the acceptability of the detailed scheme against the very limited criteria set out in the Class (above).

PLANNING ASSESSMENT:
As is identified above, Class MA of the GPDO confirms that *'Development consisting of a 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'*, is permitted development. Whilst currently vacant, the existing building's last use was as offices and this part of the GPDO is therefore applicable to its proposed conversion into residential units.

There are also a number of caveats to this general acceptability set out in paragraphs MA.1, MA.2 and MA.3 of this Class. These will also therefore be assessed in more detail below.

Paragraph MA.1 Permitted Development Criteria:
Paragraph MA.1 of this Class confirms that Development is not permitted by Class MA unless the following criteria are met.

(a) the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;

As is identified above, the supporting documentation confirms that the last user of the offices vacated the building in October 2022 and that the offices have since been vacant ever since. During a site visit it was noted that the offices are currently being marketed The building has therefore been vacant for a continuous period of at least 3 months prior to the submission of this application and thus this criterion is satisfied.

(b) the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

Subparagraph (2) confirms the classes mentioned in sub-paragraph (1)(b) are -

(a) the following classes of the Schedule as it had effect before 1st September 2020—
- ***(i) Class A1 (shops);***
- ***(ii) Class A2 (financial and professional services);***
- ***(iii) Class A3 (food and drink);***
- ***(iv) Class B1 (business);***
- ***(v) Class D1(a) (non-residential institutions – medical or health services);***
- ***(vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre);***
- ***(vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink);***

(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2)

The supporting documentation confirms that the building was used as office space prior to 2022 (which previously constituted a use falling within Use Class B1, but now constitutes Use Class E (g)(i)). The proposals therefore satisfy the requirements of this criterion.

(c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;

The first floor office space that is the subject of this prior approval application consists of 180 square metres of floor space. This is well within this footprint allowance set out in this criterion.

(d) if land covered by, or within the curtilage of, the building—
- ***(i) is or forms part of a site of special scientific interest;***
- ***(ii) is or forms part of a listed building or land within its curtilage;***
- ***(iii) is or forms part of a scheduled monument or land within its curtilage;***
- ***(iv) is or forms part of a safety hazard area; or***

(v) is or forms part of a military explosives storage area;

The site does not form part of a Site of Special Scientific Interest (SSSI). The building is not listed and does not sit within the curtilage of a listed building. The site is not a scheduled ancient monument (SAM) or with the curtilage of a SAM. The site is not within a safety hazard area and does not form part of a military explosive storage area. The proposals therefore comply with the restrictions set out in this criterion.

(e) if the building is within—

(i) an area of outstanding natural beauty;

(ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;

(iii) the Broads;

(iv) a National Park; or

(v) a World Heritage Site;

The site and building that is the subject of this application are not in an Area of Outstanding Natural Beauty (AONB); are not in an area specified by the Secretary of State as part of the Wildlife & Countryside Act 1981; and are not in the Broads; a national park; or World Heritage Site (WHS). The proposals therefore also comply with the restrictions set out in this criterion.

(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

The supporting documentation has confirmed that the site is not occupied under an agricultural tenancy and therefore the proposals satisfy this criterion

(g) before 1 August 2022, if—

(i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and

(ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

No applications under Class O of the GPDO have ever been submitted for this site/building and no Article 4 directive has been issued that concerns this site or building. This criterion is also therefore satisfied.

The proposals therefore satisfy the permitted development criteria.

Paragraph MA.2 Prior Approval criteria:

Paragraph MA.2 of the Class confirms that before any such development occurs the developer must apply to the Local Planning Authority for a determination as to the potential impacts of the development on transport; contamination; flooding; noise; and conservation areas. It also confirms that such development must be assessed with regard the amount of natural light that is afforded to the new unit/s; any potential conflict between uses if the new residential development is to be introduced into a wider industrial site; if the proposals involve the loss of

important services; and whether it meets fire safety requirements. This paragraph also confirms that such a prior notification application must not be submitted prior to 1st August 2021 and states that Class W of the GPDO is relevant to the Local Planning Authority's prior approval considerations.

Paragraph MA.2 finally confirms that any such successful prior notification development must be completed within a period of 3 years starting with the prior approval date; and that any building permitted to be used as a dwellinghouse under this Class must remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse – hence the statement above about the potential future use as a C4: HMO use.

In considering whether prior approval is required, the Local Planning Authority must have regard as to whether the development would result in an adverse impact for the following matters:

(a) transport impacts of the development, particularly to ensure safe site access:

As is identified above, the site is situated within the middle of an existing industrial estate and is completely surrounded by other industrial uses. It is defined on two boundaries by roads leading through the estate. The site is within walking distance to the Salisbury Train Station and is a short walk to the City Centre. It is therefore considered to be in a sustainable location.

The site already benefits from 5 onsite parking spaces but no turning provision. However Edison Road, which serves these parking spaces, is a no through road. The Highway Authority has therefore confirmed that the level of parking proposed is sufficient to serve the intended use and the proposals will not result in any implications for highway safety. No objections have been raised in this regard accordingly.

(b) contamination risks in relation to the building:

Local concern has been raised about the potential contamination of the site, given its position within an established industrial estate. However the Council's Public Protection Team considers that any potential contamination of the site could be controlled by condition and so has raised no objection in this regard.

(c) flooding risks in relation to the building:

The site is situated in Flood Zone 1 and is under 1 hectare in size. Despite what is alleged by the supporting documentation, the site is however situated within an area at high risk of ground water flooding, as identified by the Strategic Flood Risk Assessment (SFRA) for the area.

The proposals however involve a straight conversion of the building with no extensions. It also involves the conversion of a first floor accommodation only. No habitable accommodation, other than a shared lobby and stairwell, is to be provided at ground floor.

As the site is in Flood Zone 1, it is not a flood risk zone that requires consultation with the Environment Agency or submission of a Flood Risk Assessment (FRA) under paragraph W (Procedure for applications for prior approval under Part 3). It is therefore considered that the prior approval of the Local Planning Authority is not required in respect of Flooding risks. If this scheme were heading for approval, an informative could however be included on the decision advising the applicant of the risk of groundwater flooding and that they may wish to incorporate flood mitigation measures (which may require separate planning approval) accordingly.

(d) impacts of noise from commercial premises on the intended occupiers of the development;

The proposals involve the conversion of first floor office accommodation into a residential use. The northern elevation of the existing offices however abuts the remainder of the upper level of the larger building known as Prestex House; and the ground floor (and this residual upper level) of the building is in lawful use as a B2: General Industry use. B2 uses are not generally considered to be compatible in terms of potential noise and disturbance with a residential use.

The site is also situated in the middle of an established Industrial Estate with a mix of B2, B8 and E uses operating, with associated plant and vehicle movements, in the immediate vicinity of the site. It is also bounded on two sides by a road, one of which (Stevenson Road) is one of the main roads leading through the Industrial Estate to the City's Council Tip. Overall it is therefore considered that the former offices are situated in a very noisy location and are surrounded, not just adjacent to but above and sharing a building with, incompatible uses which is thus likely to result in significant implications for the future residential amenities of the unit. The Council's Public Protection Team has therefore raised concern that any future occupants of the dwelling are likely to be significantly impacted by noise and vibration from both the surrounding industrial uses; as well as the significant heavy goods vehicle movements around the industrial estate in the vicinity of the site.

Whilst it is clear that a noise assessment has been undertaken by the applicant, this was not submitted in support of the application and could not be accepted at such a late stage in the process. The Council's Public Protection Team are however of the firm belief that any such acoustic report would not be able to adequately demonstrate internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014; or that maximum noise levels in bedrooms will not normally exceed 45dB LAmax between the hours of 23:00 and 07:00.

In addition, the supporting documentation suggests that any impact can be addressed by the installation of mechanical ventilation, which the applicant is happy to have conditioned so that windows etc do not need to be opened in order to ventilate the new habitable rooms. This is not however considered to be an acceptable solution to overcome serious concerns with regards to noise; or to mitigate noise/vibration from nearby industrial processes and heavy road traffic; and does not follow the principles of good acoustic design set out in the Council's Consultation Guidance Note: Noise and Vibration. It will also result in a very contrived form of development that would not represent a good standard of residential living accommodation advocated by the National Design Guide, as

future residents of the proposed 6 bed family home would have no access to a garden or fresh air within the unit.

The proposals are therefore considered to be unacceptable in terms of the potential for significant impacts of noise and vibration for the amenities of the future occupants of the proposed family dwelling, and thus the proposals fail this criterion.

(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, the impact of that change of use on the character or sustainability of the conservation area;

The site is not situated in a conservation area. This criterion is not therefore applicable to the consideration of this application.

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

As is identified above, the eastern, southern and western elevations of the first floor of this existing building are fully glazed. The proposed layout puts all habitable rooms along the southern and western elevations of the building and all will therefore have good access to natural, predominantly south facing light. It is therefore considered that this criterion would be satisfied.

(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; and

As is identified above, the site is situated in the middle of an established industrial estate. The supporting documentation suggest that as Churchfields is allocated as part of the adopted Wiltshire Core Strategy (WCS) policy CP2 (Delivery Strategy) for its redevelopment with a mixed employment (5 Hectares) and 1,100 house use, the Local Planning Authority cannot argue that it is an important industrial site that needs to be retained for such a purpose.

However the WCS makes it clear that the redevelopment of Churchfields will only come forward as part of a comprehensive redevelopment of the whole estate through a detailed masterplan. It also states that this will not be supported until an appropriate site/s have been identified for the existing employment uses operating out of Churchfields to relocate to.

Since the WCS was adopted in 2015 this has not occurred, there is still no masterplan for the industrial estate; there is no dedicated employment sites onto which the 33 hectares of existing employment uses at Churchfields can relocate; and the industrial estate continues to thrive. Furthermore, the new draft Local Plan that is currently at Reg 19 stage and has recently been out for public consultation, allocates Churchfields as a Principal Employment Site (under draft policies 22, 31, 34 and 65). Therefore it is clear that the Council *does* consider this to be an important employment site that has thus far failed to

be relocated elsewhere and so the future direction of travel is to safeguard its long term future at Churchfields, as one of the County's main employment sites. It is not considered that the piecemeal redevelopment of Churchfields with one off, ad hoc residential proposals would be appropriate and is likely to undermine its future longevity as an employment site.

It is therefore considered that this scheme would adversely impact the use of Churchfields for industrial/employment purposes and thus this application therefore also fails this criterion.

(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 200657 , the impact on the local provision of the type of services lost; and

As is identified above, this site was last used in 2022 as offices. The current site is vacant. The proposals will not thus result in the loss of nursery or health care services.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

The proposed change of use is not likely to result in an additional fire safety impact for the future occupants of the building.

Other Matters:
The procedural notes for permitted development, in clause 3 of the GPDO raises a few other matters that are also relevant to this prior notification application:

(1) **Subject to the provisions of this Order and regulations 75 to 78 of the Conservation of Habitats and Species Regulations 2017 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2.**

As is identified above, this site falls within the catchment of the River Avon SAC and thus has potential to cause adverse effects, alone or in combination with other developments, through discharge of phosphorus in wastewater. The site is also within the recreational buffer of the New Forest SAC, SPA and RAMSAR sites and thus the creation of a new household in this area has potential to increase pressure on these designations. The provisions of the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitat Regulations) are therefore relevant to the development, regardless of the outcome of this application.

However as is identified above, the matters of ecology and protected species are not issues that are identified in the Class MA criteria for consideration as part of the prior notification process. It is also not appropriate to insist that the applicant instead applies for planning permission on this matter.

However this part of the overall GPDO makes it clear that permitted development rights do not override the requirements of the Conservation of Habitats and Species Regulations (the Habitats Regs) and that Regulations 75-78 still apply. The Habitats Regs address the requirements for protecting sites that are internationally important for threatened habitats and species (for example, as is relevant in this instance, SACs and SPAs (often referred to as European Sites). This includes a requirement for assessment of 'plans and projects' by 'the competent authority' (e.g., the local planning authority) which are likely to have a significant effect on the sites.
Regulation 75 of the Habitats Regs states that it is a condition of any planning permission granted by the GPDO made on or after 30 November 2017 for development which is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and which is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the local planning authority under Regulation 77. Essentially the purpose of Regulation 75 is to, therefore, ensure that, when necessary, permitted development is subject to Appropriate Assessment in the same way as development requiring a planning application.

Regulation 77 sets out the process for applying for the written approval of the local planning authority as to whether the development is likely to have an adverse effect upon the integrity of a European Site. It states that an application to the local planning authority for approval, must be made with a relevant fee paid. This process is outside of the Class MA considerations and is undertaken separately to the Class MA Prior Notification Procedure.

This part of the GPDO however confirms that the approved permitted development cannot be lawfully commenced until the application under Regulation 77 of the Habitats Regs has been made and approved by the local planning authority. Therefore, and although a Prior Notification application can be approved without the Appropriate Assessment taking place, the commencement of the development cannot lawfully happen until the separate application under Regulation 77 is approved. If the application were heading towards an approval, an informative would be attached to the decision to draw this to the applicant's attention.

(9A) Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—

(a) where the gross internal floor area is less than 37 square metres in size; or

(b) that does not comply with the nationally described space standard issued by the 35 S.I. 2010/490. Commented [S19]: Replaced by 2017 No. 1012 (Page 12 of 266) Department for Communities and Local Government on 27th March 201536 .

(9B) The reference in paragraph (9A) to the nationally described space standard is to that standard read together with the notes dated 19th May 2016 which apply to it.

In this instance, the existing building is to be converted into 1 family sized dwelling. The 6 bed family home is to measure approximately 180 square metres in footprint. The National Described Space Standards (NDSS) require 6 bed, single storey dwellings to

have at least 125 square metres of floor space. The proposals therefore meet the size standards for such a size of unit and is acceptable in this regard.

CONCLUSION:
The proposed development is considered to comply with all of the criteria set out in paragraph MA.1 of Class MA of the GPDO, thereby making it development that *could* benefit from this permitted development provision.

However it is not considered that the detailed development would result in an appropriate form of development in this existing industrial estate and is likely to result in unacceptable noise and disturbance from surrounding industrial uses as well as traffic noise, for the future occupants of the new dwelling, thus adversely affecting their residential amenities.

The conversion of this commercial office to a residential use will also introduce an incompatible use into the established industrial estate, which is considered to be an important employment site for the County. This piecemeal, ad hoc proposal is therefore likely to undermine the Council's plans for Churchfields and it is therefore considered that prior approval is required and that the approval should be refused for these proposals.

RECOMMENDATION:
Prior Approval Required and Refused

1) **The proposal will introduce a residential use into a very noisy location which will result in the amenities of any future occupants being adversely impacted by significant levels of noise, vibrations and disturbance from not only the surrounding uses (which would also share a building with this proposal); but also by the type of traffic and associated heavy vehicle movements generated by such uses at all times of the day/night. The proposals are therefore considered to fail the requirements of criterion (d) of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015 (As amended); and is contrary to the provisions of the National Planning Policy Framework; National Design Guide; Wiltshire Core Strategy policy CP57 (Ensuring High Quality Design & Place Shaping); and the Council's Consultation Guidance Note: Noise and Vibration.**

2) **The piecemeal introduction of a residential use into the established Churchfields Industrial Estate will undermine and adversely affect the long term future of this important employment site for the County. The proposals are therefore considered to fail criterion (d) of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015 (As amended); and are contrary to the provisions of Wiltshire Core Strategy policies CP2 (Delivery Strategy); CP20 (Salisbury Community Area) and the Churchfields and The Engine Sheds Site Allocation. The proposals are also considered to undermine the Council's intentions to designate Churchfields as a Principal Employment Site and the provisions of the Emerging Wiltshire Local Plan policies 22, 31, 34 and 65**