Highway Development Control Consultation Response

Planning Application Ref: PL/2024/00381

Site Address: Lawn Farm, Grange Lane, Malmesbury, SN16 0EP.

Proposal: change of use of an agricultural building to a flexible commercial use.

Date of Consultation Response: 09/02/2024

I refer to the above planning application dated 15/01/2024 seeking permission the change of use of an agricultural building to a flexible commercial use.

There is existing access with the public highway which would remain unaltered.

The barn is currently used as agricultural storage and it is proposed to convert this to a commercial unit with floorspace of 397sqm. This area does not meet any thresholds for traffic impact assessment for commercial uses.

There would be a requirement to provide vehicle parking in line with the maximum standards at a rate of 1 space per 30sqm, which roughly equates to a maximum of 13 spaces within the curtilage. It has been indicated that there would be available space for parking in the surrounding curtilage of the barn.

The existing access with Grange Lane, a C classified section of public highway, is suitable for the purpose of the change of use. The estimates on vehicular movements may be slightly lacking when you consider the maximum vehicle parking permitted for the development, however I would not feel that there would be a detrimental impact on the surrounding highway network in relation to vehicular movements associated with the proposed use.

I would not consider that the residual impact of the change of use would have a severe or significant impact on the immediate or surrounding public highway network and therefore would not wish to raise an objection to the proposals.

If you have any queries regarding the above advice, please contact:
Highwaysdevelopment@wiltshire.gov.uk