

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
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Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within General Industrial (Class B2), Storage or Distribution (Class B8), Hotels (Class C1), Commercial/Business/Service (Class E), Outdoor Sport or Recreation (Class F2(c)), or for the provision of agricultural training.

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	Wilbury Barn
Address Line 1	Rookery Lane East C316 To Junction With A30 At The Lodge
Address Line 2	
Address Line 3	Wiltshire
Town/city	Swallowcliffe
Postcode	SP3 5QH

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

Easting (x)

397038

Northing (y)

127241

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Kerr

Company Name

Address

Address line 1

Wilbury Barn

Address line 2

Rookery Lane

Address line 3

Town/City

Swallowcliffe

County

Wiltshire

Country

United Kingdom

Postcode

SP3 5QH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

SP7 9LH

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.

Is your proposal for a change of use from an agricultural building (and any land within its curtilage) to one of the following uses:

- General Industrial (Use Class B2) for the processing of raw goods, excluding livestock, which are produced on the site and are to be sold on the site (which can also be together with goods ancillary to the processing of those raw goods).
- Storage and Distribution (Use Class B8)
- Hotels (Use Class C1)
- Shops; Financial/Professional services; Restaurants and Cafes; Offices; Business; Indoor Sport; Recreation, or Fitness (Use Class E)
- Outdoor sport or recreation, not involving motorised vehicles or firearms (Use Class F2 (c))
- Use for the purposes of agricultural training

☒ Yes

☐ No

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?

☒ Yes

☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 150 square metres?

☒ Yes

☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed in use under this permitted development right exceed 1000 square metres?

☐ Yes

☒ 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:

Proposed change of use of existing agricultural building to flexible commercial use, including office, shop, and indoor sport/recreation.

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

The existing public highway access is proposed to be retained and remain unaffected by the works. Parking will be provided for cars in the existing large hardstanding courtyard area to the South of the building. This area provides parking for multiple vehicles, as indicated on the Block Plans. The existing access is currently utilised by a mixture of agricultural, commercial and residential uses on a daily basis. The existing public highway junction, and visibility will remain unaffected by the proposed change of use of the existing building, and continue to be maintained on a regular basis.

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

The existing barn will be lined internally prior to occupation, to provide additional acoustic barrier between internal and external environments. The open sides of the barn face towards the existing buildings owned by the applicants, with solid facades to the North, East and West. The loss of daily agricultural activities in this building will provide a reduction of noise impacts on any neighbouring amenity and surrounding areas.

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

Existing agricultural barn utilised for agricultural storage and processes (no livestock) therefore minimal risk of contamination.

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.

Site located 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

Ben Eastmond

Date

20/11/2025