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Our Ref: DC/LJ/25038

Your Ref:

Ms Becky Jones
Senior Planning Officer - South
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

28 November 2025

Dear Ms Jones

Re: Revised application for prior approval under Class Q of the GPDO 2015 (as amended) for change of use of agricultural building into 3 no. residential dwellinghouses (Class C3) and associated operational development on Land at Burton, Mere, BA12 6BR

Further to the refusal of application PL/2025/06806, a revised submission is being made which follows a meeting with Chris Manns from WC Highways Development Management.

The application, as amended, seeks prior approval for a proposed change of use of the barn into 3 residential dwellinghouses (Class C3) and for associated operational development, as permitted under Schedule 2, Part 3, Class Q of the GPDO.

The application is submitted electronically via the Planning Portal and comprises the following:

- Application form
- Drawing 25038-3A – Location plan at 1:1250 scale, showing the application site and access track (proposed to be upgraded/repaired) edged red, with the barn and curtilage hatched red and other land forming part of the agricultural holding edged blue.
- Drawing 25038-4 - Plan at 1:10,000 scale, showing the full extent of the agricultural unit
- Drawing 2085-1A – Floorplan and elevations as existing at 1:50 and 1:100 scale
- Drawing 25038-2A – Layout plan as proposed at 1:500 scale showing proposed works to access track
- Drawing 25038-1A – Floor plan and elevations as proposed
- Planning Statement
- Flood Risk Assessment – Calibro Consulting
- Copy of Certificate B. We confirm Notice 1 has been served on WC Highways and CD and SD Rogers (Leaseholder)
- Specification of repairs to access track as shown on drawing 25038-2A

The application fee of £516 plus £85 processing charge has been paid to the Planning Portal.

Information submitted with the previous application remains applicable including:

The barn, situated to the south of Burton, was granted full planning permission in June 2019 – 19/03927/FUL. The building was erected shortly afterwards, in accordance with the approved plans. Following revisions made to the General Permitted Development Order, the building is now eligible for consideration to be converted to residential use under the (amended) Class Q legislation.

It is proposed to convert the building, which has an existing floor area of 413 m², into three dwelling houses. It is not proposed to extend the building, and each dwelling will be provided with a curtilage in accordance with the limitations of the GPDO.

The building lends itself well to conversion to single storey accommodation. Some additional door and window openings are proposed but these are limited to what is necessary, so the overall appearance of the building remains agricultural.

The site is accessed via a lane to the south, which is part of the adopted highway network. In assessing the previous submission, Wiltshire Council adjudged the road was not suitable to serve the proposed development in its current condition. Also, it considered it lacked somewhere suitable for vehicles to pass or for pedestrians to take refuge.

This application now includes a proposal (to be secured under S.278 of the Highways Act 1980) to improve the surface of the track. A gateway midway along the lane will act as a passing place/pedestrian refuge. The Highway Authority has confirmed carrying out such works will overcome the previous objection.

The Council's strategic flood risk assessment (SFRA) database suggests the site could be at risk of groundwater flooding. The application is accompanied by a Flood Risk Assessment. This information demonstrates the proposed dwellings would not be at risk of flooding.

In its assessment of the previous submission, the Local Planning Authority (LPA) also assessed whether any prior approval was needed with respect to noise, contamination, design and provision of adequate natural light in all habitable rooms. It adjudged that all these matters were satisfactorily addressed.

With the application including a proposal to repair the track, using an existing gateway as a refuge/passing place, to be secured under S.278 of the Highways Act, and through imposition of a Grampian condition, there are no outstanding reasons to oppose the application.

We look forward to receiving approval well within the statutory 8-week period.

Yours sincerely

Diccon Carpendale

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Encs

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