

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



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	41
Suffix	
Property Name	Fullingbridge Farm
Address Line 1	Park Lane
Address Line 2	
Address Line 3	Wiltshire
Town/city	Heywood
Postcode	BA13 4NB

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

Easting (x)

388434

Northing (y)

153462

Description

Applicant Details

Name/Company

Title

Mrs

First name

Janna

Surname

Baker

Company Name

Gaia Gymnastics and Wellness

Address

Address line 1

51 High Street

Address line 2

Dilton Marsh

Address line 3

Town/City

Westbury

County

Country

United Kingdom

Postcode

BA13 4DW

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

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:

Gaia Gymnastics and Wellness is an existing club running 2 evenings per week from Leighton Sports and Recreation Centre, Westbury, offering recreational gymnastics, trampolining and parkour classes. The sports Centre is unable to offer any further availability so the ability for the club to expand is being curtailed.

This proposal is to expand the operations into purpose-built gymnastics, trampolining & wellness facility at Fullingbridge Far, Park Lane, Westbury. BA13 4NB. The aim is to be able to offer increased availability of recreational gymnastics and trampolining classes and to become the foremost facility offering a range of courses to all participants no matter what age or ability. Our club is dedicated to nurturing both the body and mind through mindfulness and movement. We focus on supporting children's physical health and mental wellbeing, fostering an environment where every child feels valued, encouraged, and empowered. By building confidence and celebrating successes, we help each participant develop the skills, resilience, and self-belief needed to thrive.

The proposal is to use an existing barn on the site, located on the north side of the farm within an existing commercial area of the farm. The barn will be completed internally as a fully purpose-built facility and will have its own access and parking facilities away from the main operations of the farm. The unit is approx. 7,000 sq ft and will allow for a full-sized gymnasium, including trampolines, sprung flooring, bars, beams, vaults and potentially a foam pit as well as rigs for additional supporting. The internal areas will include areas for a reception area, office, studio, soft play, café / kitchen with viewing area into the gym, and changing facilities.

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

Fullingbridge Farm is located on Park Lane Westbury, BA13 4NB and this lane has direct access from the main A350 between Westbury and Yarnbrook. The road is a wide, single road with multiple passing places already in existence. We host approx. 100 gymnasts on each evening currently, over a 4 / 5 hour period. This results in approx. 15 cars per hour, with some cyclists and pedestrians. Park Lane is wider than the existing access route to Leighton Sports Centre.

We currently stagger our class times at Leighton to reduce traffic and parking congestion into the site and we would continue to do this at our new facility. We also keep our class sizes small in order to maintain maximum benefit to our gymnasts particularly those with SEN requirements. We will also continue to do this in the new facility.

The nearest bus stop is at Heywood Village Hall and pedestrians can walk from there to the site along Park Lane. However, this would require crossing the main A350 and there is no specific crossing point. There are public footpaths that pass by the farm and it's vicinity, although these will need to be walked by our team before we recommend these to our members. The road is suitable for cyclists.

We will investigate the option of partnering with local service providers to provide a bus or similar transport access directly to/from Westbury to the site and minimise traffic along the route.

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

Noise will be minimal from our gymnasts and contained within the building. The site is located on the north side of the farm away from any neighbouring properties. We do not use loud or heavy machinery and there will be no music or other noise pollutants outside of the building with the exception of any one off events that may be held and relevant licences applied for as required.

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

There are not contaminants used in the course of the daily operations

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.

Using the Gov.uk check there is very low risk of flooding at this site

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

Janna Baker

Date

17/12/2025