



Cricklade Town Council

First Town on the Thames

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Cricklade Town Council's Planning, Conservation & Transport Committee

15th December 2025

For PL/2025/08983 - 95 High Street, Cricklade, SN6 6DF

Proposal: Change of Use from Financial Office (Class E) to Dwellinghouse (Class C3): rear extension and associated works

CTC Comments:

The property at 95 High St submitted a planning application that was considered in January 2021 to convert the Class E property into a 3-bedroom Class 3 house in the upper floor and to the rear of the property while retaining a Class E commercial property on the ground floor at the front. CTC considered this application within the framework of the Cricklade Neighbourhood Plan as a property that falls within the Primary Shopping Area under Policy B1. CTC supported the application at that time as it retained the shop front within the Primary Shopping Area. The 2021 application was approved by Wiltshire Council. The development was not undertaken and the planning permission that was granted at the time (20/08712/LBC) has now lapsed.

The property has been advertised for sale on property portals since around April 2024 as a Class E commercial with lapsed planning permission for conversion to mixed residential/commercial.

The current application seeks a change of use for the whole of the property from mixed commercial/residential to fully Class 3 residential with an extension to the rear that was approved within the lapsed application. The proposed layout of the premises is shown below:

The marketing agent for the property states that some 18 viewings have been carried out across the period with two offers having been made, one of which was at the sale price and was subsequently withdrawn while the other was substantially below due to the estimated cost of refurbishment work needing carried out. The agents consider that the property is unattractive to potential buyers in current condition due to the cost and complexity of adaption.

The CNP clearly sets out the policy position of CTC to retain commercial properties within the Primary Shopping Area (Policy B1). While noting that the property has not as yet sold, the fact that offers were received indicates a level of interest.

The primary consideration for CTC is in respect of the change of classification as the 3-bed dwelling was previously supported.

As this change goes against Policy B1 of the CTC CNP **Members VOTED unanimously to Object**