



Cricklade Town Council

First Town on the Thames

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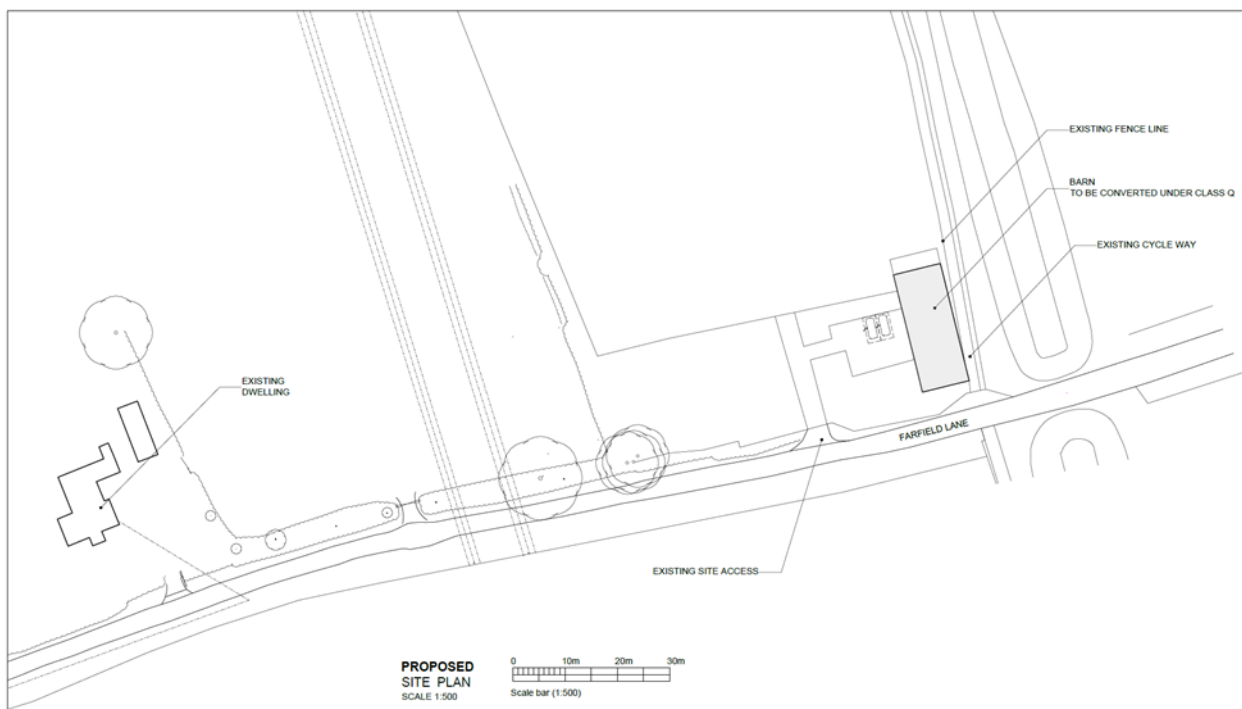
Cricklade Town Council's Planning, Conservation & Transport Committee

9th March 2026

For PL/2026/01073 at The Barn, Farfield Lane, Cricklade, SN6 6HZ

Proposal: Prior Approval under Class Q Permitted Development from Agricultural Barn to Residential Use to Create 1 Dwelling

Class Q is a scheme introduced with the objective of enabling agricultural buildings to be converted into residential use, even if they are in locations that would not normally be suitable for new-build housing. Applicants could request prior approval of their redevelopment scheme to reduce the administrative burdens of seeking full planning permission. When originally legislated, the scheme only applied to buildings in agricultural use prior to 2013. However, the legislation was amended in 2024 enabling more recent buildings to be brought within the scope. The age of this barn is not stated but is believed to predate 2013.



The barn is located where Farfield Lane crosses the route of the old railway line, immediately next to the national cycle route. The barn is of relatively modern construction consisting of steel cladding on a steel framework with the front elevation left open. The proposals entail fitting cladding to the front elevation, inserting windows and internal insulation. The submitted surveyor's report indicates that this is all feasible.

One of the conditions of Class Q is that the dwelling should not exceed 150m² and the submitted drawings state that it will be 148.73m². The whole building appears to be in the region of 200m², **and the lower figure has been achieved by leaving the right hand bay open as a carport.**

The Planning Officer should carefully check the calculations for compliance.

Members VOTED unanimously a No Comment, apart from requesting a full compliance check on the building size