

DELEGATED REPORT

Application Reference: PL/2025/09964
Application Type: Planning permission

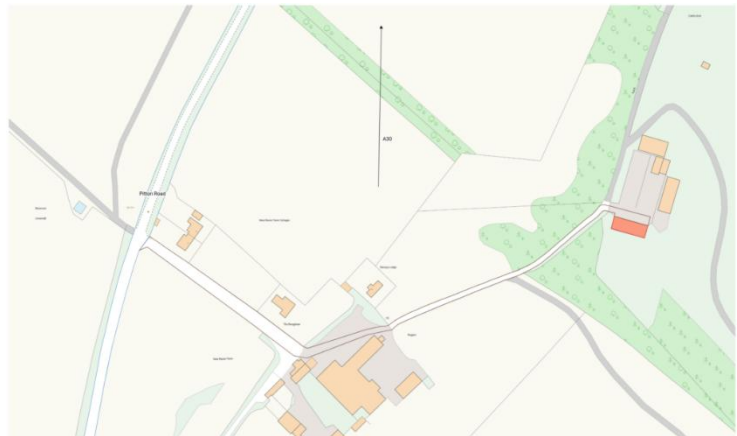
Site Address: New Manor Farm, Pitton Road, West Winterslow, SP5 1SE
Proposal: Proposed change of use from agricultural use to B2, general industrial.
Recommendation: Planning Permission be GRANTED

PROPOSAL

The application seeks to change the use of an agricultural building to B2, general industrial. The existing building is of steel framed construction, approximately 214m² with concrete flooring, a tin roof and a sliding tin door, with no external alterations proposed, or other structural works for the change of use. The change of use relates solely to the existing building, and does not include any land surrounding the barn, and is to be used in conjunction with the Herbage Seed barn on site. The existing access will be retained.

SITE DESCRIPTION/CONTEXT

The building subject to this application is an agricultural building set to the north east of New Manor Farm. The site is set within a grassed area with a brick wall boundary around most of its extent. The building is agricultural in scale and appearance, and is sited adjacent to other agricultural barns within the farm. The site is set within a rural location, designated as open countryside for the purposes of the local plan. The buildings are not listed, nor within a National Landscape (formerly AONB) or Conservation Area. The setting of the agricultural building relative to the other farm buildings is shown on the maps below.



PLANNING HISTORY

S/1994/0875 (New Manor Farm) Application Approved for Conversion of redundant stables to single residential unit
S/1997/1943 (New Manor Farm) Application Approved for Retrospective application for replacement garage and store
S/2000/0417 (New Manor Farm) Application Approved to Convert redundant stable block to single residential unit
S/2001/0445 (New Manor Farm) Application Approved for Pig feed bin
S/2011/1692 (New Manor Farm) Application Refused for Erection of 1 microgeneration wind turbine with a tower height of 18m
S/2012/0492 (New Manor Farm) Application Refused for Siting of 1 no. of microgeneration wind turbine with tower height of 24.6 metres

15/12259/PNCOU (The Stables) Application Approved for Prior notification under Class Q – Change of use to agricultural stable building to single dwellinghouse (Use Class C3) and associated operational development

PL/2023/01827 (The Stables) Prior Approval Part 3 Class Q Conversion of existing building into a 2 bedroom residential dwelling. The building is sited close to the road side and has adequate parking and amenity area for the dwelling (Prior Approval Granted at Appeal)

PL/2024/07995 (New Manor Farm) Application Approved for Change of use from agricultural use to B2 (general industrial)

PL/2024/10952 (The Stables) Application Approved for Conversion of existing building into a 2 bedroom residential dwelling including amenity and parking with the addition of former windows and porch.

Demolition of existing derelict log store and erection of new smaller log store.

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

4. Decision-making

5. Delivering a sufficient supply of homes

12. Achieving well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 23: Spatial Strategy Southern Wiltshire Community Area

Core Policy 34: Additional Employment Land

Core Policy 35: Existing Employment Land

Core Policy 48: Supporting Rural Life

Core Policy 50: Biodiversity and Geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 60: Sustainable Transport

Core Policy 61: Transport and Development

Core Policy 67: Flood Risk

Core Policy 69: Protection of the River Avon SAC

Salisbury District Local Plan 'saved' policies

C6 Special Landscape Areas

Supplementary Planning Documents and other Guidance:

Wiltshire Design Guide (adopted April 2024)

Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

ISSUES

- Principle of Development
- Layout, Siting, Scale, Design, and Impact on the Setting of Area
- Impact on Amenity
- Highways
- Ecology

CONSULTATION

Highways: No Objection, comment stated below:

'I note the proposed change of use of the existing agricultural building to a B2 use.

The access to the site is from Pitton Road and is substandard in terms of visibility, in particular, to the

South. However, the existing building would have generated traffic in itself and given the scale of the proposals, they do not appear to significantly increase traffic to the site and the use of this access is accepted in this instance. Therefore, I recommend that no Highway objection is raised.'

Public Protection: No Objection, subject to conditions, comments stated below:

'I have reviewed this application and offer the following comments from a Public Protection perspective. A future B2 industrial use has the potential to generate higher and more sustained internal noise levels compared with the existing agricultural use. The distance between the building and the nearest residential receptor is approximately 165 metres, which is sufficient to ensure that internal operational noise—even assuming a worst-case scenario such as a metal fabrication B2 use—is unlikely to result in harm to residential amenity. However, there remains a potential risk of adverse impact from external fixed plant, should any be installed in the future. To safeguard residential amenity, I recommend that a planning condition be imposed to prohibit external fixed plant associated with any future occupier.'

Winterslow Parish Council: No Objection, comment stated below:

'Winterslow Parish Council has no objections to the application'

Firsdown Parish Council: No Objection, comment stated below:

'Given that there is to be no change to visual appearance, and that the change of use is not expected to generate any meaningful increase of traffic on the Pitton Rd – which already carries farm and HGV traffic, Firsdown PC has no objection to this application.'

REPRESENTATIONS

None Received

ASSESSMENT

Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

'If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises strategic growth in Principal Settlements, sustainable development to support local services and employment in Market Towns, Local Service Centres where limited development is supported, Large and Small Villages where development should be limited and respond to local needs, and outside the defined settlements development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises sustainable patterns of growth, reducing the need to travel and supporting local services, development should be plan-led, aligning with the settlement strategy and supported by infrastructure, windfall development (not allocated in plans) must still comply with the principles of sustainable development, and development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

The application site is set outside of the defined settlement, however Core Policy 34: Additional Employment Land, Core Policy 35: Existing Employment Land, and Core Policy 48: Supporting Rural Life, of the WCS sets out the approach for employment land, and supporting rural communities, outside the limits of development of Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages.

CP48 states that the conversion and reuse of rural buildings will be supported where they satisfy the following criteria:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.
- iii. The building can be served by adequate access and infrastructure.
- iv. The site has reasonable access to local services.
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

As existing, the building is capable of conversion without the need for major works, as is provided for in the Planning Statement submitted with the application, with no external alterations or structural works proposed to the existing building to allow for its change of use. The building forms part of the agricultural farm, and the change of use is not considered of potential impact on the character or appearance of the landscape, the existing access is to be retained, and is located between the settlements of Middle Winterslow and Firsdown.

As such, in principle, the proposed change of use of the existing agricultural building to B2, general industrial, for purposes associated with the Herbage Seed Barn on site, which also has a lawful B2 use.

Layout, Siting, Scale, Design, and Impact on the Setting of Area

Core Policy 57 of the WCS requires high-quality design that enhances local character, responds to the natural, historic, and built environment, retains important features (e.g., trees, hedges), supports sustainable construction and compatibility with surrounding uses, and creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is visually attractive, functionally effective, and contributes to the quality of the built environment. The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

The proposal seeks to change the use of an existing agricultural building to B2, light industrial. Proposed plans have not been provided, as the application relates solely to the change of use of an existing building.

The application does not include any alterations to the existing building, and as such the existing materials are considered acceptable and appropriate in retaining the character of the building, and appearing suitable within the broader context. The character of the building is retained, and would not be of harm to visual amenity within the site. The building was previously occupied for agricultural and animal related purposes associated with Manor Farm, and the proposal for light industrial use is considered acceptable, retaining the agricultural style of the building, while allowing its reuse.

The site is set within a Special Landscape Area, under saved policy C6 of the Salisbury District Local Plan. As such, development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality of the landscape are acceptable, subject to the following criteria:

- (i) the siting and scale of development to be sympathetic with the landscape; and
- (ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

The proposal is considered to conform to the criteria of policy C6, and does not therefore have the potential to harm the landscape within the Special Landscape Area. The scale of the building is not to be altered or increased, in line with the criteria of the policy.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and the relevant sections of the NPPF and are unlikely to result in any implications for the setting or character of the landscape in accordance with Core Policy 51.

Impact on Amenity

Point vii of CP57 (Ensuring High Quality Design and Place Shaping) of the WCS seeks to ensure that developments do not adversely affect neighbouring properties. The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users. The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects. The site is set within an established curtilage, within the Manor Farm site.

The public protection consultee responded to the application with no objection, noting that the proposed use has the potential to generate higher and more sustained internal noise levels compared to the existing agricultural use, however the distance between the building and the nearest residential receptor is approximately 165 metres, which is sufficient to ensure that internal operational noise, even assuming a worst case scenario such as a metal fabrication B2 use, is unlikely to result in harm to residential amenity. However, there remains a potential risk of adverse impact from external fixed plant, should any be installed in the future. As such, it was recommended that a planning condition be imposed on this permission to safeguard residential amenity, by prohibiting external fixed plants without formal consent from the Local Planning Authority.

The use, and operating hours, of the building have been restricted through planning conditions, to ensure the building does not operate outside of typical working hours, or for any use outside of B2. The building has been restricted to B2 general industrial use, which it is understood is intended to be used by a tenant for the repair of heavy plant machinery, which already operates from the adjacent barn which was approved for change of use under PL/2024/07995. The conditions placed on the previous consent have been included on this consent, to ensure the nearby dwelling is not impacted due to the operations taking place outside of the building, or during unsociable hours.

Whilst the use of the existing building for agricultural use is not currently restricted when it can be used, a B2 use is much broader, and could potentially result in significantly more vehicle movements passing nearby residential properties thus resulting in an increase in noise and disturbance to occupants. It is considered that a condition restricted hours of use is appropriate in this context.

The site is set within a rural area, with residential dwellings not associated with the site, a significant distance from the building subject to this application. It is therefore considered that, subject to the imposed conditions, the proposed development would not be detrimental to residential amenity.

Highways

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The site is accessed off Pitton Road, via the main farm entrance. The highways consultee responded with no objection. They noted that the access to the site is from Pitton Road and is substandard in terms of visibility, in particular, to the South. However, the existing building would have generated traffic in itself and given the scale of the proposals, they do not appear to significantly increase traffic to the site and the use of this access is accepted in this instance. The proposed use will operate in conjunction with existing operations on the site, and the access is to be retained as existing. As such, there is not considered reason for refusal on this basis.

The Highway Authority did not raise objection to the change of use application, and on the basis that the principle of development has been accepted, no highway objection was raised for this application.

Ecology

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats. The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The site is set within the New Forest 13.8km zone of influence, comprising the New Forest SPA, New Forest SAC and New Forest Ramsar site. Funding for Strategic Access Management and Monitoring (SAMM) measures are to be funded by developer contributions at a rate of £612 (plus legal fees) per unit of residential or tourism accommodation. This applies to all development that will result in a net increase in accommodation units within the 13.8km zone of influence from the New Forest protected sites and therefore does not apply to this application.

The site is set within the River Test catchment, and is therefore within the Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour SPA and Ramsar site, Solent and Southampton Water SPA and Ramsar site. WCS policy CP50 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. Whilst the application site is not adjacent to any rivers or in any respective flood zones, it is situated within the River Test catchment which drains into the Solent. As the application does not include a new dwelling, the application would not increase waste water. Accordingly, the Local Planning Authority considers this proposal is not likely to lead to significant effects on the European Sites and an Appropriate Assessment (AA) is not required.

The site is exempt from providing Biodiversity Net Gain, due to falling below the de minimis threshold, as it does not impact onsite priority habitat and impacts less than 25 square meters of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

CP34 and CP48 of the WCS allows for employment development (use classes B1, B2, and B8), and the conversion and reuse of buildings in the countryside, outside of the settlement boundary, for employment uses, where they satisfy a certain criteria. This proposal meets the criteria, and therefore policy supports the proposed change of use of the building in principle. The proposed development is considered acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the surrounding countryside landscape, the amenities of neighbouring occupiers, or the interests of highway safety, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION:

That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan ref: PP-14558744-LP Date Received: 22/12/2025

Block Plan ref: PP-14558744-BP Date Received: 22/12/2025

Application Form Date Received: 22/12/2025

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), the building shall be used solely for purposes within Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or reenacting that Order with or without modification), and shall be occupied for B2 Use in association with New Manor Farm.

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class, having regard to the circumstances of the case.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no plant or machinery shall be installed, or stored, outside any such building on the site on the approved plans.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for the installation of any outdoor plant/machinery.

5. The B2 use hereby permitted shall only take place between the hours of 08:00am - 18:00pm from Mondays to Fridays and between the hours of 09:00am - 17:00pm on Saturdays. The use shall not take place at any time on Sundays and Bank, or Public Holidays.

REASON: To ensure the retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area

INFORMATIVES:

The applicant is advised that this permission authorises a change of use only and does not authorise any works or alterations that may require planning permission.

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.