

DELEGATED REPORT

Application Reference: PL/2026/01459

Date site notice posted: Posted up by applicant 3/03/2026

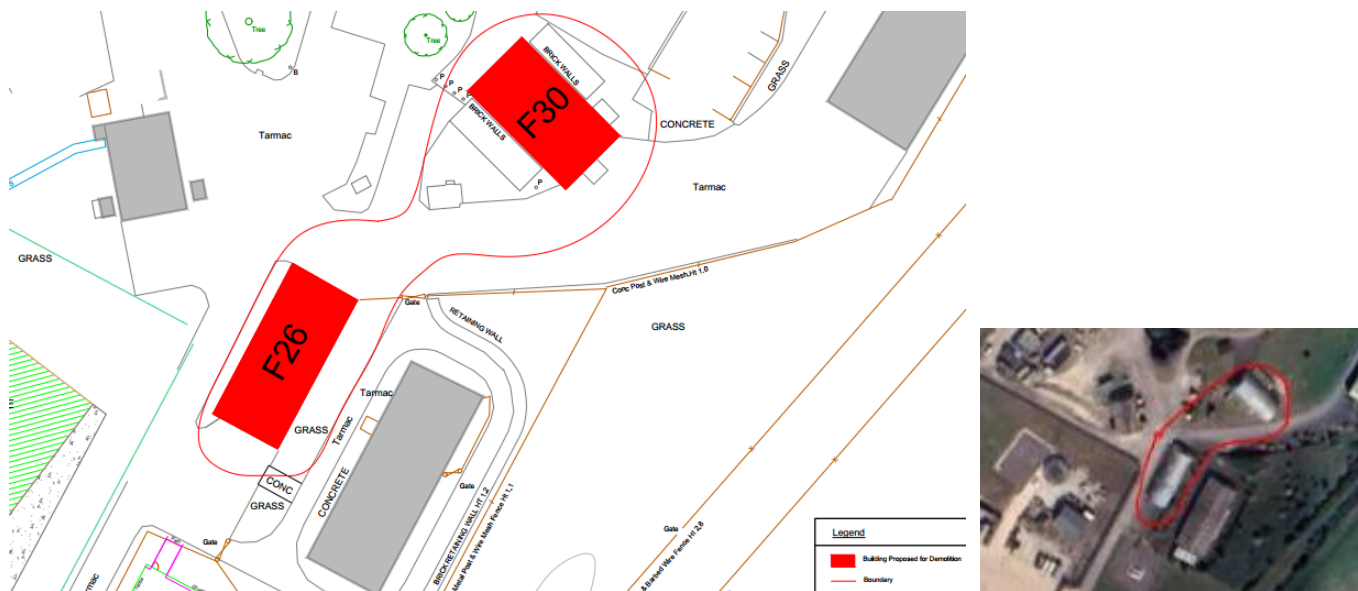
Site Notice Expiry date: 24/03/2026 - 21 days following. Photograph of site notice in situ provided.

Address: Buildings F026 and F030, Allington Farm, Dstl Porton Down, Salisbury, SP4 0JQ

Proposal: Demolition of Buildings F26 & F30

SITE DESCRIPTION

The application site includes two "Romney" type buildings in the Allington Farm area of the site, built in 1954 and 1962 respectively. Buildings comprise curved steel frames with corrugated aluminium sheeting and single skin brick end walls with openings. The buildings were used for plant storage. Both building roofs and end walls are in poor condition.



POLICIES

Policy which is relevant to the proposal: Class B of Part 11 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). See Appendix 1 at the end of this report.

REPRESENTATIONS: None received.

ASSESSMENT:

This is an application for prior notification of proposed demolition, submitted under Class B of Part 11 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (details attached at appendix A).

Permitted development rights (PDRs) exist where planning permission is deemed to be granted for demolition without the need to make a formal planning application. Before exercising PDR, conditions need to be met,

including:

- the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site
- Where demolition is urgently required in the interests of safety or health, the developer should provide to the LPA, as soon as reasonably practical, a written justification for the demolition.

The legislation indicates that the Local Planning Authority can only consider the proposed method of demolition and the proposed restoration of the site. The purpose of this control is to give local planning authorities the opportunity to regulate the details of demolition to minimise the impact of that activity on local amenity.

Plans of the buildings have been included clearly outlining the buildings to be demolished. The buildings are not listed or within a conservation area.

The application form explains the proposed method of demolition and site restoration:

Both buildings are in poor condition, are no longer weather tight, and there is a risk of roofing panels becoming detached in inclement weather.

The method of demolition involves the dismantling of the roof structure and demolition of end walls to slab level only. An appropriately skilled contractor will be engaged through the applicant's professional services provider (VIVO Defence). Works will be done to an approved method statement - this is not yet available as a contractor has not been finally agreed.

All arisings will be removed from site and disposed of appropriately. The site will be cleared to slab level.

The legislation explains that the works of demolition must not begin before the occurrence of one of three things - the LPA has given written notice that prior approval is not required (within 28 days); that prior approval is required (and then given), or the expiry of 28 days without the LPA making any determination.

It is considered that the proposal is permitted development and the proposed method of demolition and restoration of the site submitted with the application is considered to be acceptable.

The legislation states that where prior approval is not required, the development shall be in accordance with the details submitted with the application.

Site Notice

The legislation requires the applicant to display a site notice:

(iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;

The application was submitted to the local planning authority on 3 March 2026. The site notice was erected 3/03/2026 so a decision cannot be made until after 21 days which is after 24/03/2026.

RECOMMENDATION: PRIOR APPROVAL NOT REQUIRED

The proposal is permitted development and the prior approval of the proposed method of demolition or restoration of the site is not required.

Subject to the following Informatives:

INFORMATIVES

PLANS LIST

The development should be implemented in accordance with the details submitted with the application, to comply with Condition B.2 (viii) (bb) of Class B of Part 11 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

WILDLIFE AND COUNTRYSIDE ACT

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) (as amended) it is an offence to disturb or harm any protected species such as bats, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species including bats, you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Appendix A –

Part 11 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015

Permitted development

B. Any building operation consisting of the demolition of a building.

Development not permitted

B.1 Development is not permitted by Class B if—

(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

(b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area) [M1](#); [F1](#)...

[F2](#)(c) the building is used, or was last used, for a purpose falling within—

(i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or

(ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;]

[F3](#)(d) the building is used, or was last used, for the purpose of—

(i) a concert hall;

(ii) a venue for live music performance; or

(iii) a theatre] [F4](#); or]

[F4](#)(e) the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—

(i) that is a listed building;

- (ii)that is a scheduled monument;
- (iii)within a cemetery, on consecrated land, or within the curtilage of a place of public worship;
- (iv)within the grounds of a museum or art gallery; or
- (v)within the curtilage of a dwellinghouse]

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

(a)where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition;

(b)where the demolition does not fall within paragraph (a) and is not excluded demolition—

[F5(i)the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;]

(ii)an application described in [F6paragraph (b)(i)] must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;

F7(iii).

(iv)subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;

(v)where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;

F8(vi).

(vii)F9... the development must not begin before the occurrence of one of the following—

(aa)the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

(bb)where the local planning authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or

(cc)the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

(viii)the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

(aa)where prior approval is required, in accordance with the details approved;

(bb)where prior approval is not required, in accordance with the details submitted with the application;

(ix)[F10](#)... the development must be carried out—

(aa)where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;

(bb)in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii); and

[F11](#)(x).(omitted)

Interpretation of Class B

B.3 For the purposes of Class B—

[F12](#)...

[[F13](#)“cemetery” has the meaning given by section 214(8) of the Local Government Act 1972;

“dwellinghouse” does not include educational accommodation;]

“excluded demolition” means demolition—

(a)

on land which is the subject of a planning permission, for the redevelopment of the land, granted on an application or deemed to be granted under Part 3 of the Act (control over development),

(b)

permitted to be carried out by a consent under Part 1 of the Ancient Monuments and Archaeological Areas Act 1979 (scheduled monument consent) [M2](#),

(c)

permitted to be carried out by a consent under Part 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (listed building consent) [M3](#),

(d)

required or permitted to be carried out by or under any other enactment, or

(e)

required to be carried out by virtue of a relevant obligation;

[F12](#)... ..(omitted)

[F12](#)... ..(omitted)

[F12](#)... ..(omitted)

“relevant obligation” means—

(a)

an obligation arising under an agreement made under section 106 of the Act, as originally enacted (agreements regulating development or use of land);

(b)

a planning obligation entered into under section 106 of the Act, as substituted by section 12 of the Planning and Compensation Act 1991 (planning obligations) [M4](#), or under section 299A of the Act (Crown planning obligations) [M5](#);

(c)

an obligation arising under, or under an agreement made under, any provision corresponding to section 106 of the Act, as originally enacted or as substituted by the Planning and Compensation Act 1991, or to section 299A of the Act;

“site notice” means a notice containing—

(a)

the name of the applicant,

(b)

a description, including the address, of the building or buildings which it is proposed to be demolished,

(c)

a statement that the applicant has applied to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site,

(d)

the date on which the applicant proposes to carry out the demolition, and

(e)

the name and address of the local planning authority,

and which is signed and dated by or on behalf of the applicant;

[F12](#)...(omitted)

[F12](#)...(omitted)