

APPLICATION FOR FULL-PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00765
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Bushton Farm, Clyffe Pypard, Swindon, SN4 7PX
DEVELOPMENT DESCRIPTION:	Retrospective planning permission for the erection of two agricultural buildings
RECOMMENDATION:	That planning permission be GRANTED

BACKGROUND AND PROPOSAL

On 7th March 2025 a prior notification application for the erection of two agricultural buildings at Bushton Farm was determined, with prior approval not being required. At that time the purpose of the buildings was for the storage of sand used for cattle bedding.

The Design and Access statement submitted with the current application advises that a routine vet visit reviewed the current housing requirements and recommended that the herd of cows kept on this farm should be housed in cubicles. This was required to keep the farm at a 'High Welfare' level. Cubicle housing requires more space than loose housing meaning the existing cattle sheds could not accommodate the entire herd. It is understood that the applicant inserted cubicles into the new buildings.

Retrospective planning permission is therefore sought for those buildings and to make use of them for the housing of livestock.

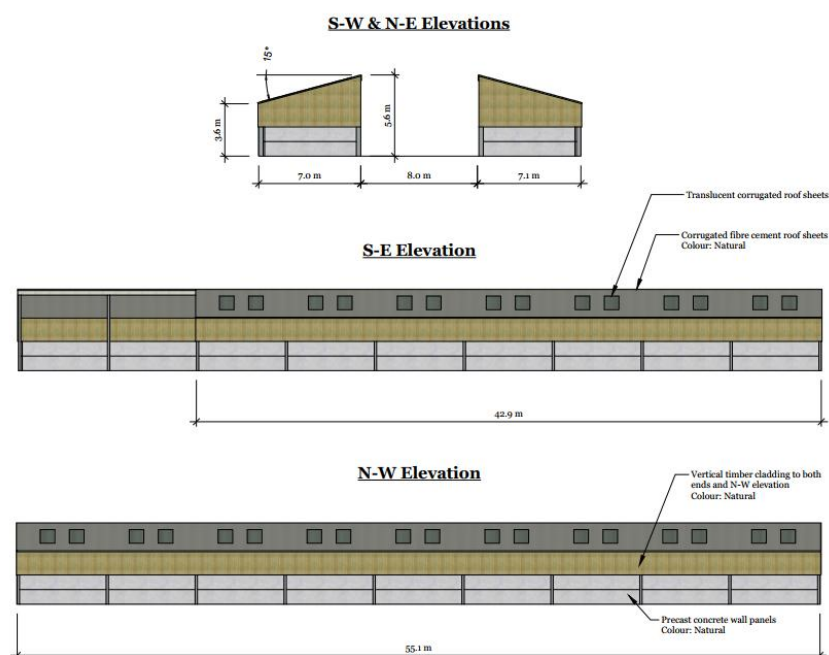
The southernmost of the two building is 7m x 55.1m with a total floor area of 385.7 sq m. The northernmost building is 7m x 42.9m with a total floor area of 300.3 sq m. The extract of the site plan below shows the buildings' location:



In the context of the wider farm the buildings are approximately where indicated with the red flag on the aerial photograph below:



Both buildings are a steel portal frame construction with a mono pitch roof with a maximum height of 5.6m. The roof is made of natural grey coloured fibre cement sheets and has integrated skylights. Three sides of each of the buildings consists of precast concrete wall panels on the lower section with the upper proportions clad in natural coloured vertical cladding. One side of each of the building is left open. Submitted elevations are shown below:

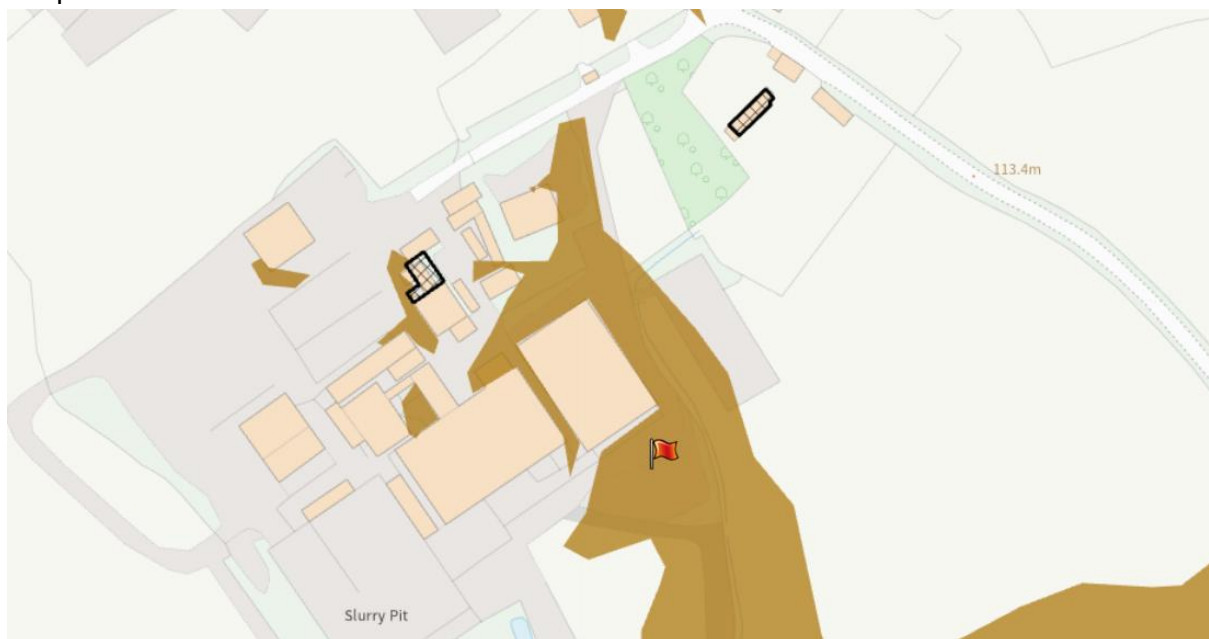


The buildings now require planning permission as the “Prior Notification: Building” legislation does not allow buildings for the purpose of accommodating livestock under A1(i).

SITE DESCRIPTION/CONTEXT

The application site comprises Bushton Farm, a well-established dairy enterprise accommodating a herd of approximately 400 milking cows, which are housed on site throughout the year. The holding extends to approximately 79.8 hectares (197.2 acres) of land, farmed under a tenancy. Bushton Farm is located approximately 3.2 miles south of Royal Wootton Bassett and 9.6 miles east of Chippenham and is accessed via an unnamed rural road running between Clyffe Pypard and Bushton.

The site lies within Flood Zone 1 and is therefore at low risk of tidal or fluvial flooding. However, parts of the wider farm holding are identified as being at risk of surface water flooding during a 1 in 100 year event plus climate change (40%). These areas are shown shaded brown on the plan below.



Also identified on the plan (black hatching) are two Grade II listed buildings in the vicinity, namely *Merrythatch* and *Barn at Bushton Farm*. The listing descriptions of both are set out below:

Merrythatch

Farmhouse, now cottage. C17 (1621). Timber framed with brick and wattle and daub infill. Half hipped thatched roof. 3½ bays with lobby entry in half bay, end on to street. One storey and attic. Framing has corner braces, timber casement windows and dormers. Interior stone stack with timber overmantle beam, not inspected. Cast iron slurry pump to former cowhouse in yard 20 m east of cottage.

Barn at Bushton Farm

Farm barn, C16-C17. Timber framed, brick gable, corrugated iron cladding replacing weatherboarding. Iron roof. 5½ bays. Heavy square framing 2 panels high on brick sills.

Jowelled posts with straight corner braces. Double queen strut roof trusses with clasped purlins, all marked up. Added two storey cart shed at north end. Farmhouse demolished c1956.

There are no other landscape, historical or ecological designations on the site.

PLANNING HISTORY

Proposal / Summary
14/03340/FUL - Full planning permission Decision - Approve with Conditions Date: 20/5/2014 – Slurry Separator
16/01173/FUL - Full planning permission Decision - Approve with Conditions Date: 18/4/2016 – Permanent Retention of Three Mobile Home Units on Site to House Farm Workers.
18/08693/FUL - Full planning permission Decision - Withdrawn Date: 21/1/2019 – Construction of covered yard extension to accommodate dairy cattle
N/05/00285/FUL - Full planning permission Decision - Approve with Conditions Date: 30/3/2005 – Erection of Livestock Cubicle Building
N/05/03194/FUL - Full planning permission Decision - Approve with Conditions Date: 9/2/2006 – Construction of Steel Framed Structure for Dry Cow Housing Building
PL/2024/11587 - Prior notification: Building Decision - Prior Approval Not Required Date: 7/3/2025 – General Purpose Agricultural Buildings - Building A - 24.6M X 7M and Building B - 55.1m x 7m

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 19 Spatial Strategy Royal Wootton Bassett and Cricklade Community Area

- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 61 Transport & Development;
- Core Policy 67 Flood Risk;

Supplementary Planning Documents and other Guidance

- Wiltshire Design Guide (adopted April 2024)

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)

CONSULTATION RESPONSES

Clyffe Pypard Parish Council: No comment received.

Council Highway Engineer: No objection.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of neighbour notification letters sent to adjoining and nearby properties.

A representation has been received from the occupier of *Merrythatch* raising concerns regarding the prior notification approval for the agricultural buildings, including the stated restriction that the buildings should not accommodate livestock. The representation questions the applicant's intentions at the time of construction, the accuracy of statements within the submitted Design and Access Statement, the distance between the buildings and Merrythatch, and whether there remains a functional need for cattle housing at the site.

ASSESSMENT

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.

The application is retrospective in nature, relating to the use of buildings that have already been constructed and are currently in use. In determining the application, the Local Planning Authority is required to assess the development on its planning merits, having regard to its impacts rather than the timing of the submission. The retrospective nature of the proposal does not, in itself, weigh against the acceptability of the development.

Principle of development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- 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.
- 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.

Assessment

The application site lies outside the defined settlement boundaries and within the open countryside, where development is tightly controlled in principle. However, the proposal relates to an established agricultural holding and seeks retrospective planning permission for the use of two existing agricultural buildings for cattle housing.

The buildings were previously accepted in principle under a prior notification process for agricultural purposes and form part of an established cluster of farm buildings within the operational farmyard. The proposal does not involve the erection of new buildings, expansion of the built footprint, or changes to the external appearance of the structures. Instead, it reflects a change in the functional use of the buildings to support the ongoing operation of the dairy enterprise.

Agricultural development and development reasonably necessary to support rural land-based businesses are recognised exceptions to the general presumption against development in the countryside. In this case, the use of the buildings for cattle housing directly supports the operational and welfare needs of the existing farm, without introducing a new or unrelated use.

Having regard to the established agricultural context of the site, the absence of new built development, and the role of the proposal in supporting a viable rural business, it is considered that the development accords with the relevant countryside exceptions set out in Core Policies 1 and 2 of the Wiltshire Core Strategy.

Conclusion

The principle of development is considered acceptable. The proposal represents an appropriate form of development in the open countryside that supports an existing agricultural enterprise and complies with the settlement and delivery strategies of the Wiltshire Core Strategy.

Design and appearance

Policy Context

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.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- 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 application relates to the retrospective use of two existing agricultural buildings within the established farmyard at Bushton Farm. The buildings were previously accepted in principle under a prior notification process, and their design, scale and siting are characteristic of modern agricultural development.

The buildings are utilitarian in appearance, constructed with a steel portal frame, mono-pitch roofs and agricultural cladding materials that are consistent with other structures within the wider farm complex. Importantly, the buildings are lower in height than some of the existing barns on the holding, ensuring that they do not appear visually dominant within the farmstead.

A site visit undertaken by the case officer confirms that while the buildings are visible from public footpaths crossing the surrounding farmland, such views are experienced within the context of a working agricultural landscape. The buildings are not readily visible from the wider public highway network or from beyond the farm and its associated land, and their visual presence is contained by existing farm buildings and vegetation.

The proposal does not involve any alteration to the external appearance of the buildings, nor does it introduce new built form into the countryside. The use of the buildings for cattle housing does not materially change their visual relationship with the surrounding area and does not detract from the rural character of the landscape.

Given the established agricultural context of the site, the functional design of the buildings, and their limited wider visibility, it is considered that the proposal responds appropriately to its setting and preserves the character and appearance of the area.

Conclusion

The proposal is considered acceptable in design terms and would not result in harm to the character or appearance of the area. It is therefore compliant with Core Policy 57 of the Wiltshire Core Strategy, the relevant provisions of the National Planning Policy Framework, and the guidance contained within the Wiltshire Design Guide.

Heritage

Policy Context

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 16 (Listed Building Consent)/Section 66 (Planning Permission) requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

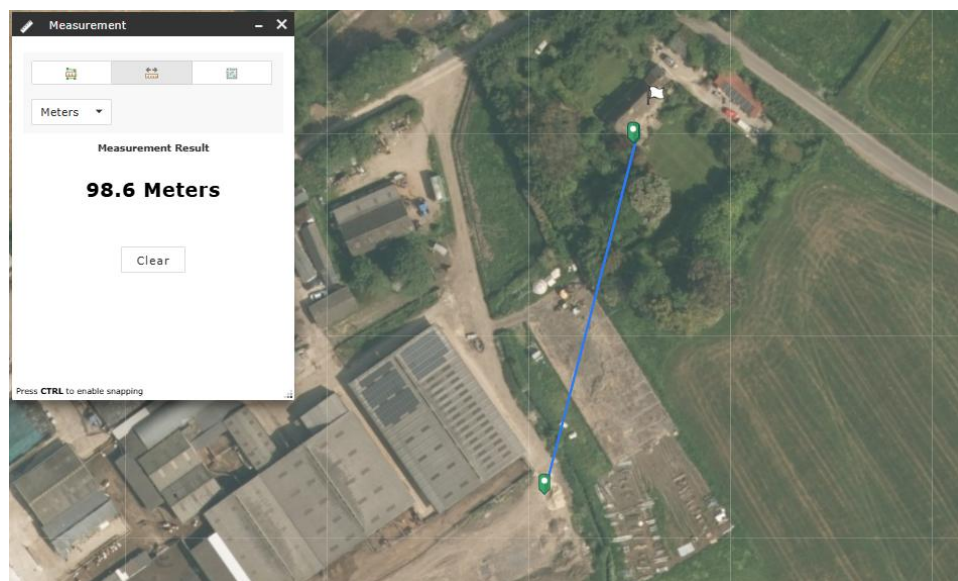
The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. The Planning Practice Guidance provides guidance on interpreting the NPPF.

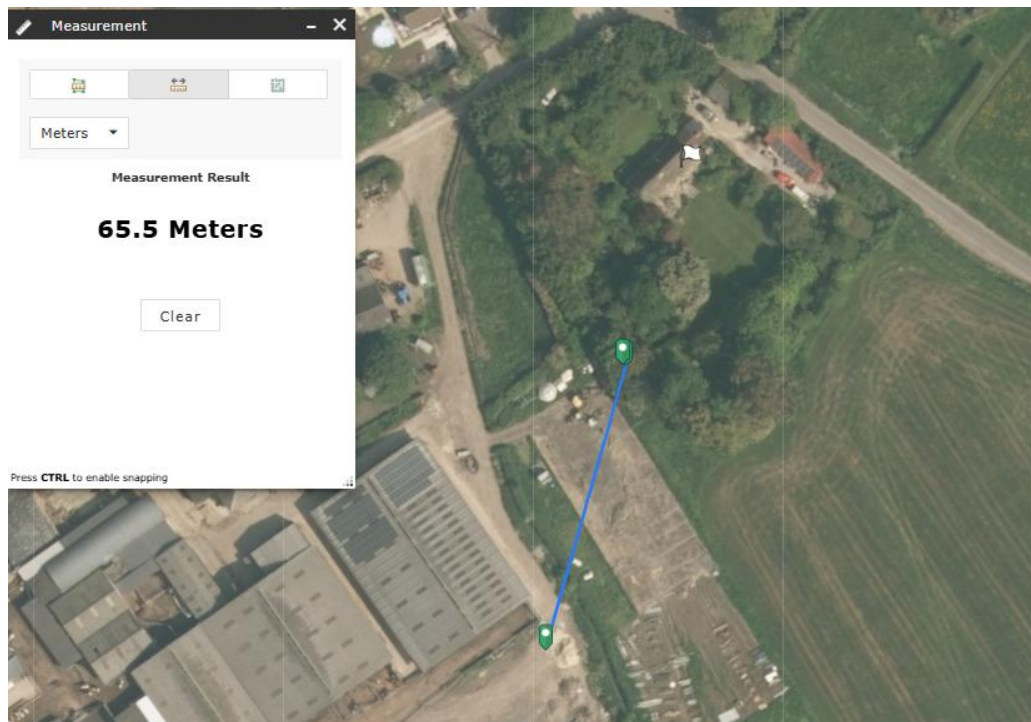
The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes.

Assessment

Two Grade II listed buildings, *Merrythatch* and *Barn at Bushton Farm*, are located within the wider site. However, the application buildings are sited within the established farmyard and are separated from the listed buildings by other agricultural structures in the case of Bushton Farmhouse, and mature trees in the case of *Merrythatch*. As such, they do not form part of the immediate setting of the listed buildings, nor are they prominent in views towards or from them. The representation received queries the distance between the barns and *Merrythatch*. Measurements taken using the Council's GIS system suggest a distance of about 100m between the barns and the dwelling *Merrythatch* itself, or about 60m between the barns and the curtilage of *Merrythatch* (indicated with white flag on aerial views below):





These aerial views also show the intervening trees and hedging between the farm and *Merrythatch*, which screen views between the dwelling and the barns.

Conclusion

Given the utilitarian agricultural character of the site, the presence of existing intervening development and trees, and the absence of any physical alterations to the listed buildings themselves, it is considered that the proposal would preserve the character of the historic environment and cause no harm to their setting as heritage assets.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

Assessment

The application relates to the retrospective use of two existing agricultural buildings for the housing of cattle. While the buildings were originally erected under permitted development rights for non-livestock agricultural storage, the proposal must be assessed on its current use and any resulting impacts on residential amenity.

The site forms part of an established and long-standing dairy farm, where cattle have historically been housed on site rather than being free range. The proposal does not introduce a new agricultural activity to the holding, but reflects a change in the internal management of the herd, with cattle now accommodated within cubicle housing to meet animal welfare requirements. There is no evidence to suggest that this change has resulted in a material intensification of the overall farming operation. Indeed, the applicant has confirmed there will be no increase in herd size (and inherently no increase in the amount of slurry).

The nearest residential property is *Merrythatch*, the dwelling itself located approximately 100 metres to the north-east of the application buildings. Given this separation distance, the intervening farmyard context, and the presence of mature tree screening between the barn and the dwelling, it is not considered that the use of the buildings for cattle housing would result in an unacceptable increase in impacts in terms of noise, odour or general disturbance.

A site visit undertaken by the case officer confirmed that the buildings are read in the context of the wider farmyard and are not visually or physically dominant when experienced from nearby residential properties.

The matters raised in the representation have been carefully considered in the context of the planning assessment set out above. The application seeks retrospective planning permission for the use of the buildings as constructed, and the Local Planning Authority is required to determine the proposal on its planning merits, having regard to its impacts and compliance with development plan policy. Matters relating to the applicant's intentions at the time of the prior notification process, or the timing of the installation of internal fittings, are not determinative in the assessment of the current application.

With specific regard to the relationship with *Merrythatch*, the case officer assessed the siting and context of the buildings during the site visit. It is concluded that, while the buildings lie within the wider agricultural setting of the listed dwelling, they are read as part of the established farmyard and do not result in material harm to residential amenity or heritage significance.

The current level of agricultural activity on the holding has also been noted. However, agricultural operations can fluctuate over time, and the acceptability of the proposal has been assessed having regard to its potential impacts rather than the present intensity of use. A condition restricting the buildings to purposes ancillary to the agricultural operation provides appropriate control.

Subsequent to the submission of the application, clarification was provided by the applicant's agent confirming that the proposal would not result in any increase in herd size or slurry volumes beyond the existing lawful farm operation. It has also been confirmed that the farm operates a slurry separation system, with sand reused and not discharged to the slurry store, and that no additional manure storage would be required. On this basis, it is considered that the proposal would not give rise to additional amenity impacts, including odour, over and above those historically associated with the established dairy farm.

Conclusion

As set out in the assessment above, the proposal has been considered in respect of its impact on residential amenity, the character and appearance of the area, the setting of nearby listed buildings, highways safety, ecology and flood risk. No material planning harm has been identified in these respects. The proposal is considered to comply with Core Policy 57 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework in respect of residential amenity.

Highways and parking

Policy Context

Transport implications are a key factor in assessing planning applications. Proposals must demonstrate:

- No severe residual impacts on the surrounding highway network.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy.

Assessment

The application relates to the retrospective use of two existing agricultural buildings within an established farmyard. The buildings are accessed via the existing farm access from the unnamed rural road between Clyffe Pypard and Bushton, which has historically served the wider agricultural holding.

The proposal does not involve any alterations to the site access arrangements, internal circulation, or parking provision. The use of the buildings for cattle housing does not introduce a new agricultural activity to the site and is not considered to result in a material increase in vehicle movements beyond those historically associated with the operation of the dairy farm.

Wiltshire Council Highways were consulted on the application and raised no comments. In the absence of any identified highway safety concerns, and having regard to the existing lawful access and established agricultural use of the site, it is considered that the proposal would not give rise to severe residual impacts on the local highway network.

Conclusion

The development is considered acceptable in highway and transportation terms and is compliant with Core Policies 60–64 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

Landscape

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to protect, conserve and, where possible, enhance landscape character, ensuring that proposals do not result in unacceptable harm to the character or visual amenity of the surrounding area. The National Planning Policy Framework (NPPF) similarly seeks to ensure that development is sympathetic to local character and landscape setting, particularly in rural areas.

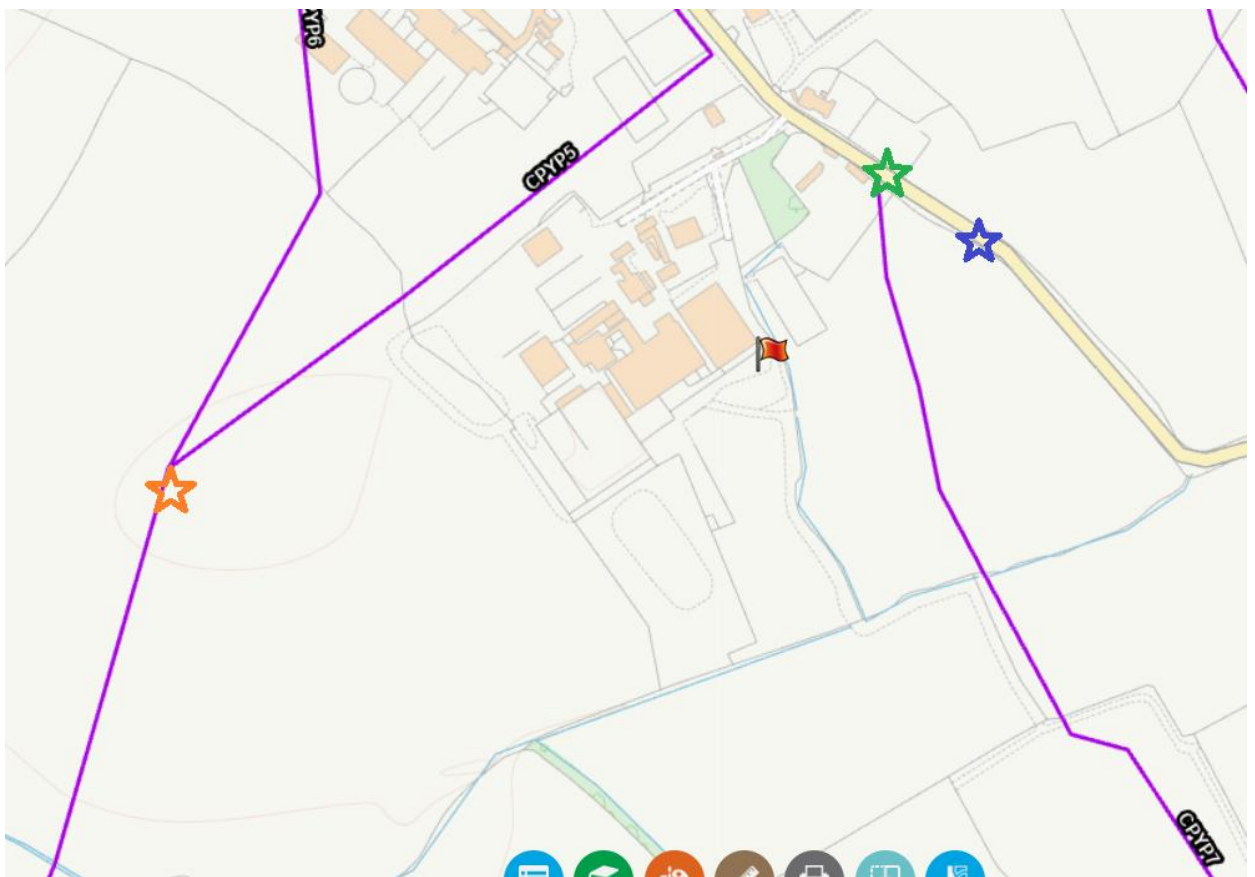
Assessment

The application relates to the retrospective use of two existing agricultural buildings located within the established farmyard of Bushton Farm. The buildings were previously accepted in principle under a prior notification process, and their siting, scale, and utilitarian agricultural design are typical of modern farm buildings associated with a working dairy enterprise.

The site is not located within a designated landscape area, such as a National Landscape or Conservation Area. The surrounding landscape is characterised by agricultural land and farm buildings, and the application buildings form part of an existing cluster of development within the farmstead.

A site visit undertaken by the case officer confirms that the application buildings are lower in height than some of the existing agricultural buildings within the wider farm complex. The buildings are visible from public footpaths crossing the surrounding farmland; however, these views are experienced within the context of a working agricultural landscape and from land already associated with the farm holding. The buildings are not readily visible from the wider public highway network or from outside the farm and its associated land. The first two photographs, below, were taken approximately where the orange star is on the subsequent map, from the high point on public footpath CPYP6. The barns under consideration are marked with red arrows:





The following photograph was taken from where CPYP7 joins the highway, marked with the green star on the plan above. There is a narrow gap (and stile) in the hedge here so although

the buildings are visible through this gap in the hedge, they are not visible when passing along the lane generally.



Other than views of the barn from public footpaths, views of the site are limited by existing vegetation and tree belts along the adjacent rural road, which provide a degree of natural screening. While seasonal variation may result in slightly increased visibility during winter months, the buildings remain visually contained within the wider farm complex and do not appear as isolated or prominent features in the landscape.

Below: View from the road to the south east, approximately where marked with a blue start on the map above.



Below: Entrance to the Bushton Farm (Google Street View):



Importantly, the proposal does not involve the erection of new buildings or any increase in their scale or external appearance. The change relates solely to the use of buildings that are already present and established within the landscape. As such, there is no additional visual intrusion or material change to the character or appearance of the countryside arising from the development.

Conclusion

The proposal is considered to result in no material harm to landscape character or visual amenity and is compliant with Core Policy 51 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

Flood risk and drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

Assessment & Conclusion

The site lies within Flood Zone 1 and is therefore at low risk of tidal or fluvial flooding. While mapping identifies areas of surface water flood risk within parts of the wider farm holding, the application relates solely to the use of existing agricultural buildings and does not involve additional built development, impermeable surfacing, or changes to site levels.

Any surface water arising within the farmyard would continue to drain in the manner historically established across the holding, primarily to adjacent agricultural land. Given the retrospective nature of the application and the absence of any evidence of increased flood risk arising from the development, it was not considered necessary to consult the Council's Drainage Officer.

Biodiversity Net Gain (BNG)

The application relates to the retrospective use of existing agricultural buildings located within an established farmyard. The buildings are situated on an area of operational hardstanding and heavily trafficked farmyard land, which is of negligible ecological value. The proposal does not involve any additional land take, ground disturbance beyond the existing footprint, removal of vegetation, or works to boundary features.

On this basis, and having regard to the nature and location of the development, it is not considered that the proposal would result in any material impact on biodiversity or protected species. The development is therefore considered to fall within the scope of exemptions from mandatory Biodiversity Net Gain requirements.

PLANNING BALANCE AND CONCLUSION

The application seeks retrospective planning permission for the use of two existing agricultural buildings for the housing of cattle at Bushton Farm, a well-established dairy enterprise within the open countryside.

The proposal relates solely to the use of buildings that have already been constructed and accepted in principle through a prior notification process. No additional built development is proposed, and there would be no change to the scale, form, or external appearance of the buildings. The use of the buildings for cattle housing reflects a change in herd management within an existing farming operation, rather than the introduction of a new or intensified use. The applicant has confirmed that, *"There will be no increase in herd size and no increase in amount of slurry."*

In assessing the proposal, due regard has been given to its impacts on residential amenity, highways safety, landscape character, heritage assets, ecology, and flood risk. It is concluded that the development would not result in unacceptable harm in any of these respects. The site forms part of an established farmyard, with limited visibility from the surrounding area, and is sufficiently separated from nearby residential properties. No representations have been received raising concerns regarding amenity or other impacts.

The proposal supports the continued operation and sustainability of a rural agricultural business and aligns with national and local planning policy objectives to support rural enterprises, provided that environmental and amenity considerations are adequately addressed. In this instance, the identified impacts are limited and acceptable, and no material planning harm has been demonstrated.

While the application is retrospective, this is not, in itself, a reason to withhold planning permission. The development has been assessed on its planning merits, and it is considered that the balance of considerations weighs in favour of approval.

RECOMMENDATION: That Planning Permission be GRANTED, subject to conditions

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

Location Plan received 3 Feb
Proposed Site Plan 25-021 Rev B received 3 Feb 2026
Proposed Elevations 25-025 received 3 Feb 2026
Proposed Floor Plan 25-009 Rev A received 13 Feb 2026
Design and Access Statement received 10 Feb 2026

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

2. The buildings hereby approved shall be used solely for purposes ancillary to the agricultural operation of Bushton Farm and for no other purpose, including any other use within Class B2 or B8 of the Town and Country Planning (Use Classes) Order (as amended), or any order revoking or re-enacting that Order.

REASON: To ensure that the buildings are used solely for purposes ancillary to the established agricultural operation at Bushton Farm, in the interests of protecting the character of the countryside and safeguarding the amenity of nearby occupiers, in accordance with Core Policies 51 and 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.