

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Prior approval Part 3 Class R: Agricultural buildings to a flexible commercial use - Prior Approval Granted

Application Reference Number: PL/2026/01514

Decision Date: 21/04/2026

Applicant:	Mrs Caroline Nutland Harris Croft Farm, Binknoll, Royal Wootton Bassett, Wiltshire, SN4 8QS
Particulars of Development:	Change of use of an agricultural building to use class B8
At:	Harris Croft Farm, Bincknoll, Royal Wootton Bassett, Swindon, SN4 8QS

The local planning authority has determined in this case that its prior approval is required and that this prior approval is **GRANTED** subject to the following condition(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents received on the 5th March 2026

Site Location Plan
Block plan of the site
Existing and Proposed Roof Plan
Existing and Proposed Elevations- Gable Ends
Existing and Proposed elevations- Side Elevations
Existing and Proposed- Floor Plans

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

- 2 The use of the building for storage and distribution purposes (Class B8) shall be limited to the following hours:

0800–1800 Mondays to Fridays,
0800–1300 Saturdays,
with no operations on Sundays or Bank Holidays.

Reason: To safeguard the amenities of nearby residential occupiers, having regard to the rural location of the site, the proximity of neighbouring dwellings, and the nature of the local highway network, in accordance with Paragraphs 187 and 198 of the National Planning Policy Framework and the prior approval provisions of

Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives

This prior approval has been assessed on the basis of a low-intensity storage and distribution use, generating limited daily car and van movements only. The Local Planning Authority notes that the local highway network, including Bincknoll Lane, would not be suitable for uses involving significant numbers of Heavy Goods Vehicle movements. Should the nature or intensity of the use materially change from that described in the application, further planning permission may be required.

In the event that contamination is encountered at any stage during the carrying out of the approved development, the Local Planning Authority should be informed as soon as reasonably practicable. An appropriate and competent contractor should be engaged to assess and manage the contamination, and details of the proposed remediation measures should be submitted to the Local Planning Authority. Upon completion of any remedial works, a written verification report should be provided confirming the measures undertaken and demonstrating that the site has been rendered suitable for its intended use.

Nic Thomas - Director of Planning, Economy and Regeneration

