

Planning Statement

Class MA Application

Prepared for:
Ms Ruth Taylor

April 2026

Prepared by:
Dr Hazel Nash

Planning Statement

Content

1. Introduction	1
2. Description	1
3. Permitted Development Criteria	8
4. Conclusion	15
5. Appendix 1	16

1. INTRODUCTION

- 1.1 Mr Hunt has instructed Acorus Rural Property Services Limited to prepare a statement in support of an application to determine whether prior approval is required for the change of use from Class E to C3 dwellinghouses on land to the rear of Primrose Bank, New Zealand, Calne, SN11 9JL.
- 1.2 The building subject to this application was formerly used as a builders workshop and maintenance shed.
- 1.3 On the basis that the building is no longer needed for its existing purpose this application seeks approval from the LPA to change the use of this building from Class E (workshop) to Class C3 (dwelling house) under the Class MA planning process.
- 1.4 The building is considered to satisfy all the criteria set out in Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015, as amended relating to the change of use of a building and any land within its curtilage from a use falling within Class E to a use falling within Class C3.
- 1.5 This application is made in accordance with the requirement in Class MA.2(2) to seek the Local Planning Authority's determination as to whether its prior approval is required in relation to transport impacts, contamination risks, flooding risk, noise and provision of natural light.

2. DESCRIPTION OF SITE

- 2.1 The building is situated on land to the rear of Primrose Bank. It lies approximately 43m southwest of the dwelling known as Primrose Bank, Figure 1 below provides a location plan.

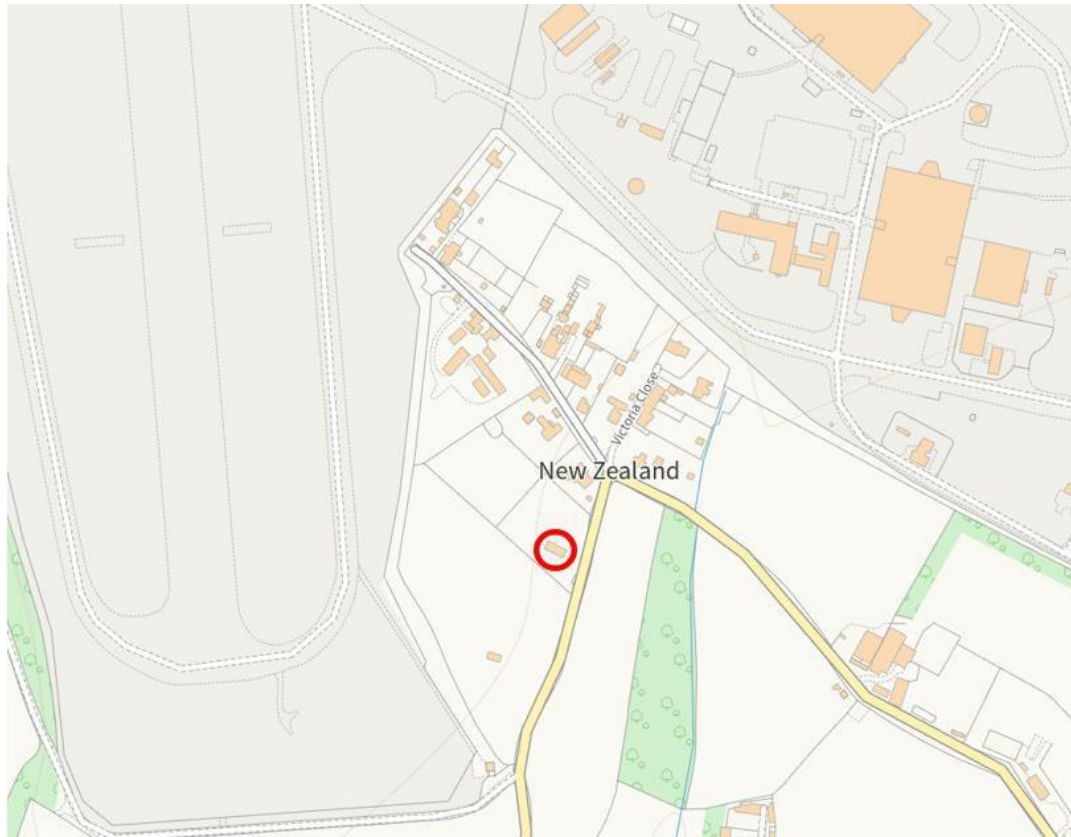


Figure 1, Location plan showing proposal site in relation to Primrose Bank and New Zealand, Calne (Searchland, January 2026)

- 2.2 The building is situated approximately 13m within the plot and is accessed from the western side of an unclassified road on the approach into New Zealand. Figure 2(a) provides a plan showing the site and access. Figure 2(b) provides an image of the access taken from the unclassified road.



Figure 2(a), Plan showing the siting of the proposal site in relation to the access (Acorus Rural Property Services Ltd, May 2025)



Figure 2(b), Photo of the existing access to the proposal site (Acorus Rural Property Services Ltd, May 2025)

- 2.3 The building is surrounded by a modest parcel of agricultural land, in the same ownership as the building subject to this application and the Primrose Bank itself. This land totals an area of 2010sqm (0.5 acres). The land is pasture with the grass being cut once each year by a neighbour who takes the hay as payment for cutting it and uses it as part of their farming activities.
- 2.4 The surrounding area is characterised by a mixed vernacular with the buildings to south being predominantly metal clad. The building to which this application relates being originally constructed in circa 1980s. Figure 3(a) and 3(b) below provides photos of the building subject to this change of use.



Figure 3, Photos of the workshop (Acorus Rural Property Services Ltd, May 2025)

- 2.5 The building was used from the 1980s by the previous owner, Mr Melvin Wilkins, as a workshop and maintenance building associated with his building company and subsequently by Mr Vivian John Taylor from approximately 1995. Ms Judi Hill (09.08.2025) explains the previous use of the site accordingly:

"...the photographs of baling date back to 1988/1989 when the paddock was owned by my father which at the time he used the bottom section as a builder's yard and workshop, you can see his dumper truck and tipper truck in the photo". (Wiltshire Council Planning Register for Application PL/2025/04327).

- 2.6 The building subject to this application falls under Class E(g) has most recently been used by Mr Vivian John Taylor as a builders workshop and maintenance.
- 2.7 The site is accessed from the west side of the unclassified road when travelling north into New Zealand.
- 2.8 To the south of the building is an area which has been used for storing materials associated with the building company.
- 2.9 The location to the south of New Zealand is sustainable. A bus service runs from Goatacre Lane approximately 560m southeast of the proposal site.
- 2.10 The site lies approximately 4.8km north of Calne and adjoins the Ministry of Defense Lyneham site. Lyneham is approximately 700m northwest of the proposal site with a physical footpath connecting the goatacre junction with Lyneham centre. There are a range of services in Lyneham including restaurants, cafes, a pub (The Mallard), convenience

stores (the Co-Op and Tesco Express), car mechanics, florist, hairdressers, GP practices, petrol station, community centre, village hall and a primary school.

- 2.11 Chippenham train station is 6 miles away where train lines connect to London Paddington and Bristol Temple Meads.
- 2.12 It is typical for rural areas to have more limited services and public transport modes. This is noted under paragraph 110 of the National Planning Policy Framework (NPPF) (December 2024) which, whilst emphasising the promotion of sustainable transport modes, states "...opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making".
- 2.13 The building is not listed nor is it in the vicinity of any heritage assets or scheduled ancient monuments.
- 2.14 The site is identified by the Environment Agency as being at a very low risk of flooding from rivers and the sea as well as from surface water and groundwater, see Figures 4(a) and 4(b) below.

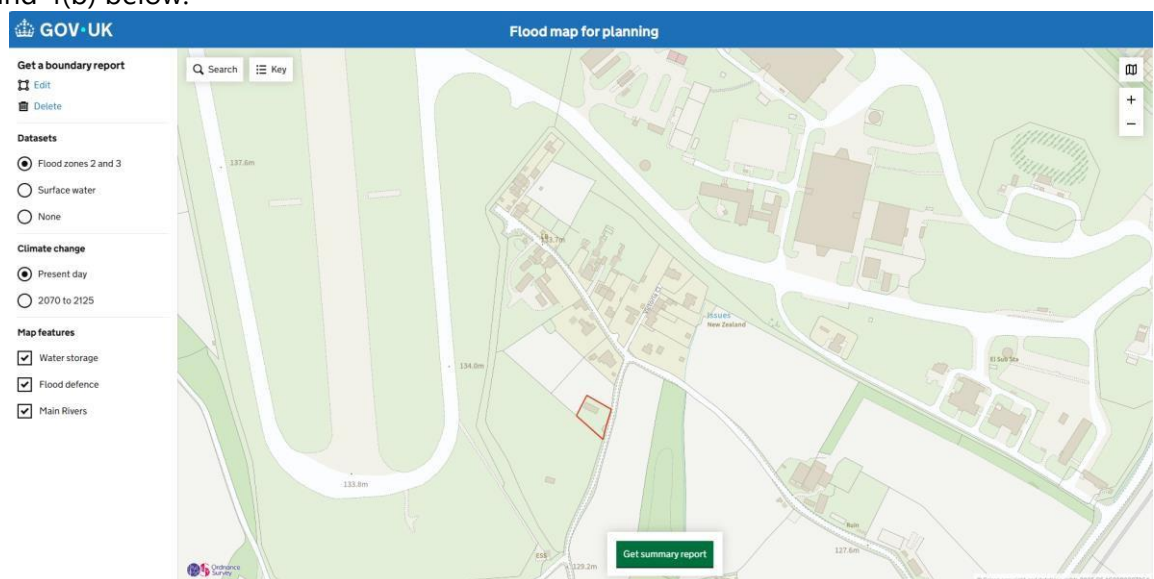


Figure 4(a), Map showing site and River and Seas Flood Risk Mapping (Environment Agency, January 2026)

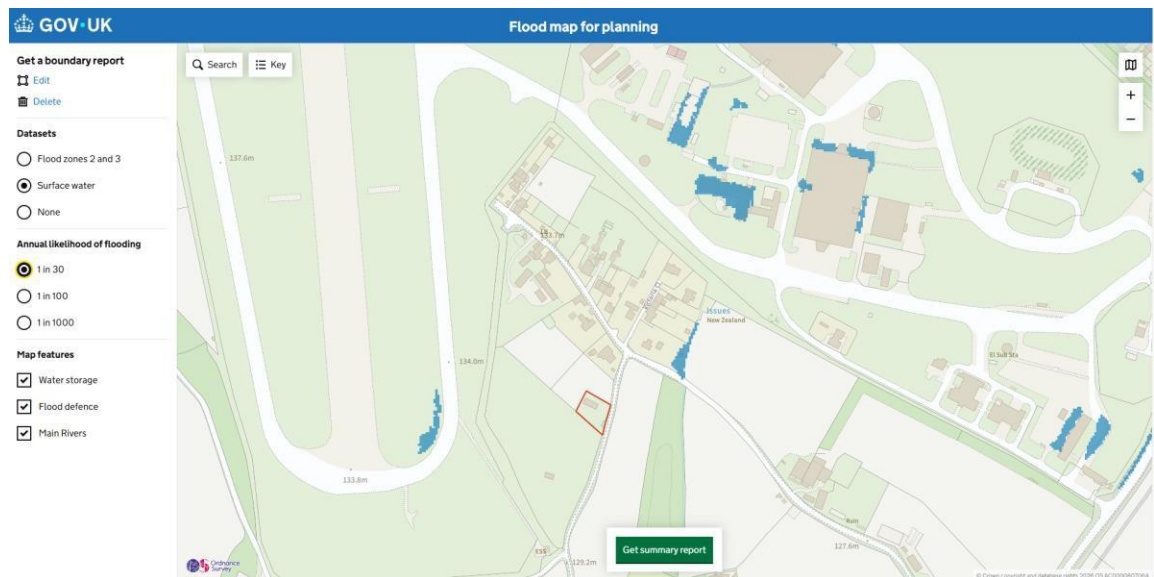


Figure 4(b), Map showing site and Surface Water Flood Risk Mapping (Environment Agency, January 2026)

- 2.15 There nearest public footpaths and/or bridleway is HILM13 (Bridleway) which lies to the south of the site connecting Catcombe Old Farm with Quakers Lane. Footpath HILM37 runs from Under Sheriff's Clump at Catcombe junction northwest along Catcombe Brow to Catcombe Old Farm. Figure 6 shows the nearest bridleway and footpath.

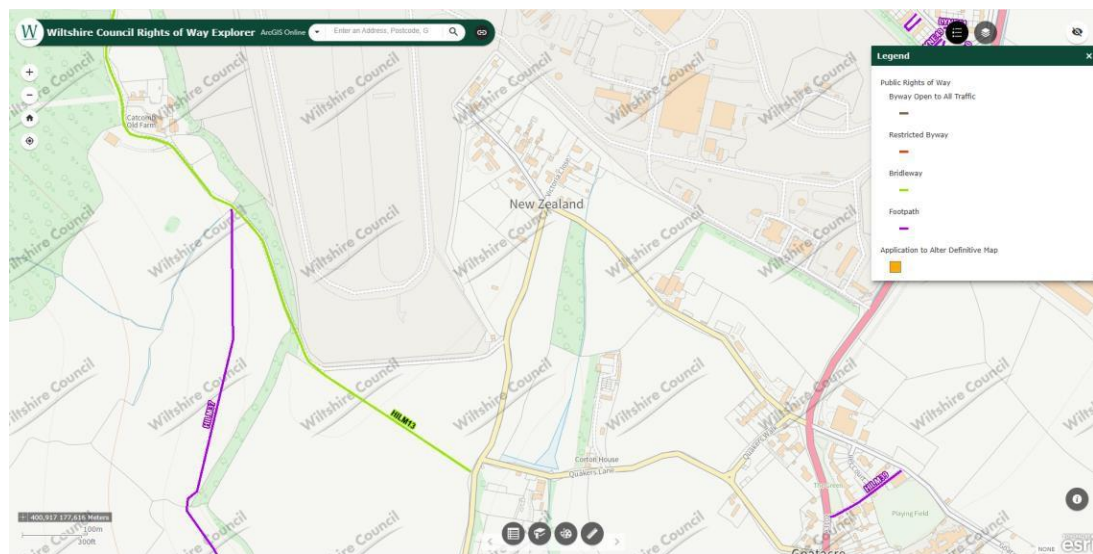


Figure 5, Location of footpaths (Wiltshire Council Rights of Way Explorer, January 2026)

3 PERMITTED DEVELOPMENT CRITERIA

- 3.1 The application complies with the criteria in Schedule 2, Part 3, Class MA (commercial, business and service uses to dwellinghouses) of the Town and Country Planning (General Permitted Development) Order 2015, as amended in the following ways:
- 3.2 The builders workshop subject to this application has been in use since for approximately 40 years with various equipment, tools and machinery in the building that was associated with its use as a builders workshop and maintenance shed. The Applicant is now looking at alternative viable uses for the building.
- 3.3 The building has been in Class E use for in excess of 40 years prior to becoming vacant, with the premises used by the previous owner, Mr Melvin Wilkns (for approximately 1980 until circa 1994/1995. Subsequently Mr Taylor used the building as a workshop associated with his building company Annex 1 provides photos which show the workshop use of the building.
- 3.4 The property does not lie within a Site of Special Scientific Interest (SSSI), the setting of a listed building or scheduled ancient monument, nor does it for part of a safety hazard area or military explosives area.
- 3.5 The site is not located within an Area of Outstanding Natural Beauty (AONB), Nature Reserve, National Park or World Heritage Site.
- 3.6 The buildings were in Class E use prior to the submission of this application.
- 3.7 The GPDO includes an assessment of the following elements within the legislation:

ACCESS

- 3.8 Access to the new dwelling will utilise the existing vehicular access from the unclassified road. Figure 6 below provides a proposed plan showing the access for the dwelling and the access serving the agricultural land to the west and north.

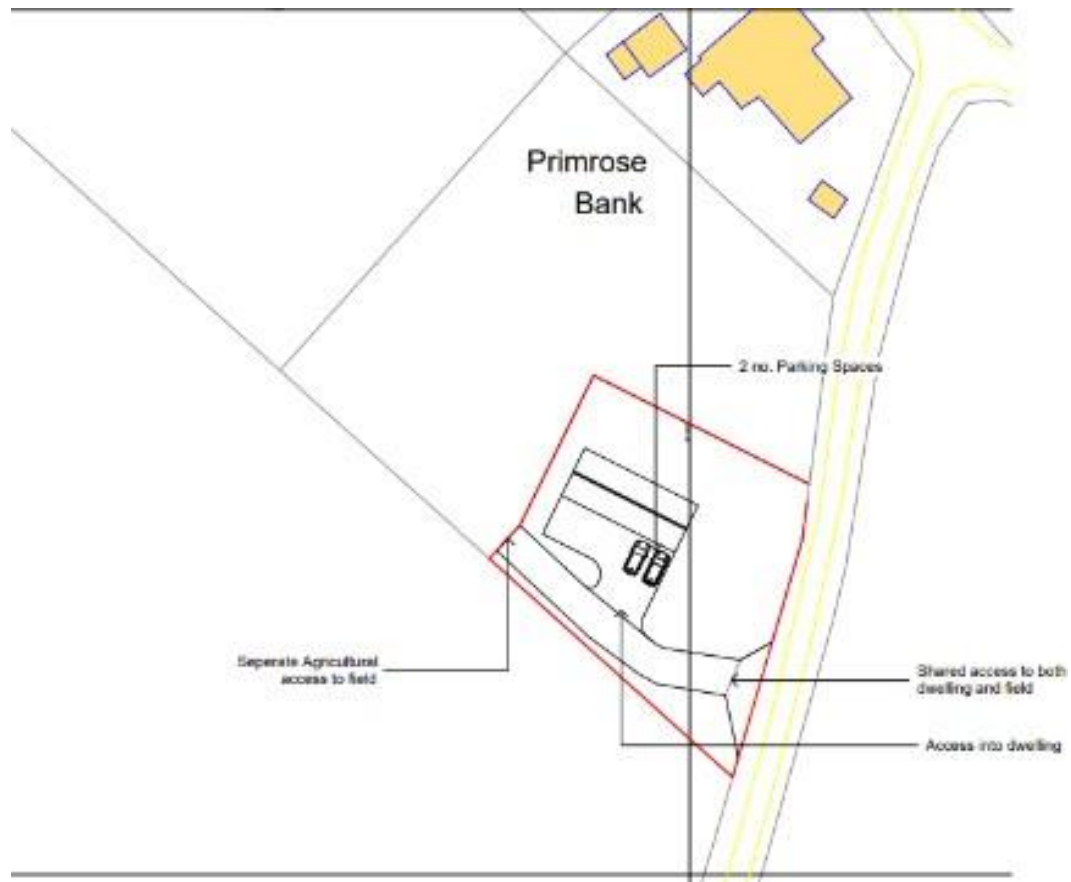


Figure 6, Proposed Layout for residential use and preservation of agricultural access to field (Acorus Rural Property Services Ltd, 2026)

- 3.9 The access would be widened to provide an improved visibility splay. In a previous application, reference PL/2025/04327 the Highways Officer raised no objections to the conversion of the building into a dwelling stated that "the anticipated additional vehicle trips brought about by the conversion of a single building to a 2-bed dwelling would not be a concern in relation to highway capacity". They advised that the access will need resurfacing with a consolidated material from the edge of the carriageway to 5m into the site.
- 3.10 The site is to the southern fringe of New Zealand and approximately 560m southwest of Lyneham. It is within walking and cycling distance of the local primary school and other services as well as within 500m of a bus service.

SCALE

- 3.11 The proposal seeks to change the use of the building to provide one new single storey two bed dwelling, amounting to a gross indoor area of residential use of 72.9sqm. Figure 9(A) and 9(B) reproduces the existing elevations, demonstrating the suitability of the building to accommodate a residential use.
- 3.12 No enlargement is proposed or required to bring the buildings into residential use.
- 3.13 The proposed bungalow meets the prescribed space standards under the Technical Housing Standards published in March 2025, as amended.

Table 1. Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3.0
4b	6p	99	106	112	3.0
4b	7p	108	115	121	3.0
4b	8p	117	124	130	3.0
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4.0
6b	8p	125	132	138	4.0

***Notes (added 19 May 2016)**

Figure 7, Minimum gross internal floor areas

- 3.14 The proposed dwelling is a two bedroomed unit with family bathroom. The central hallway provides access to the open plan living, kitchen and dining area.
- 3.15 The plans reproduced below show the current and proposed floor plans for the buildings.

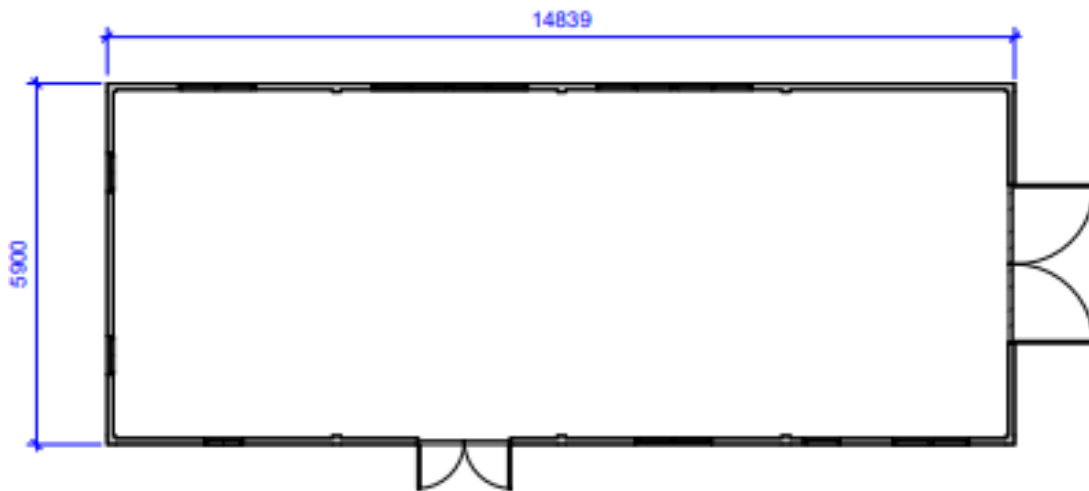


Figure 8(a) Existing Floor Plan

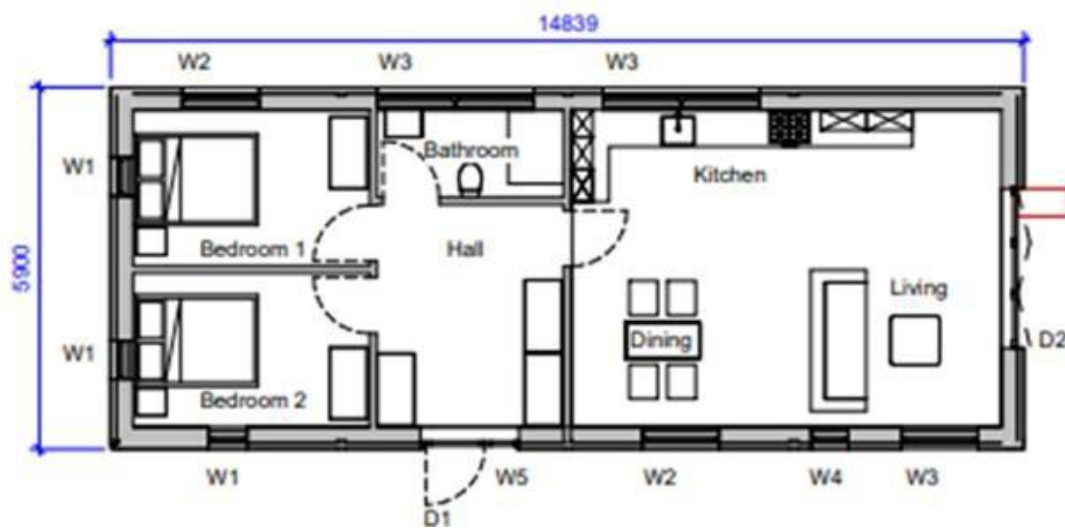


Figure 8(b) Proposed Floor Plan

- 3.16 The proposal will not change the exterior materials of the building. External alterations will be undertaken to the extent necessary to comply with the Technical Housing Standards and relevant Building Regulations. Figures 9(a) and 9(b) below reproduce the existing and proposed elevations.

Figure 9(a) Existing Elevations (Acorus Rural Property Services Ltd, 2026)

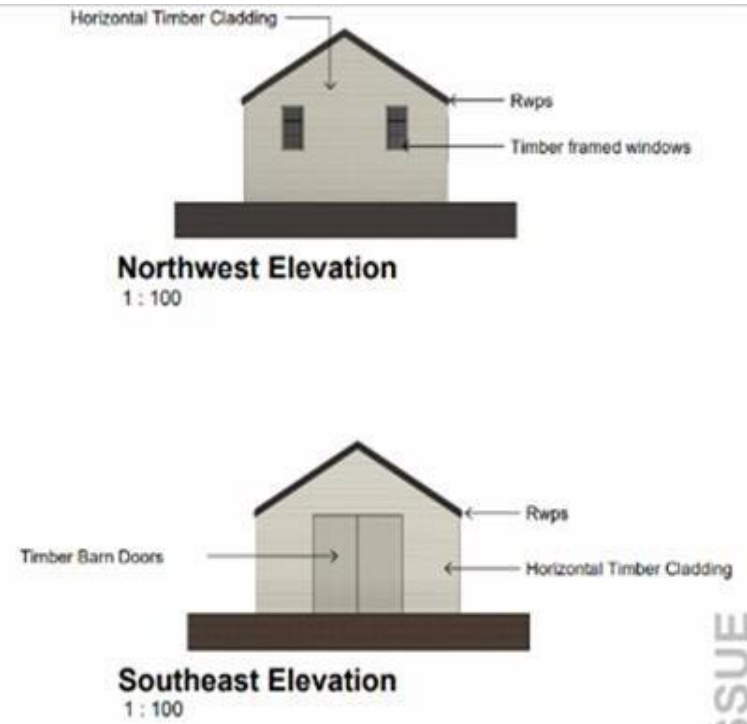
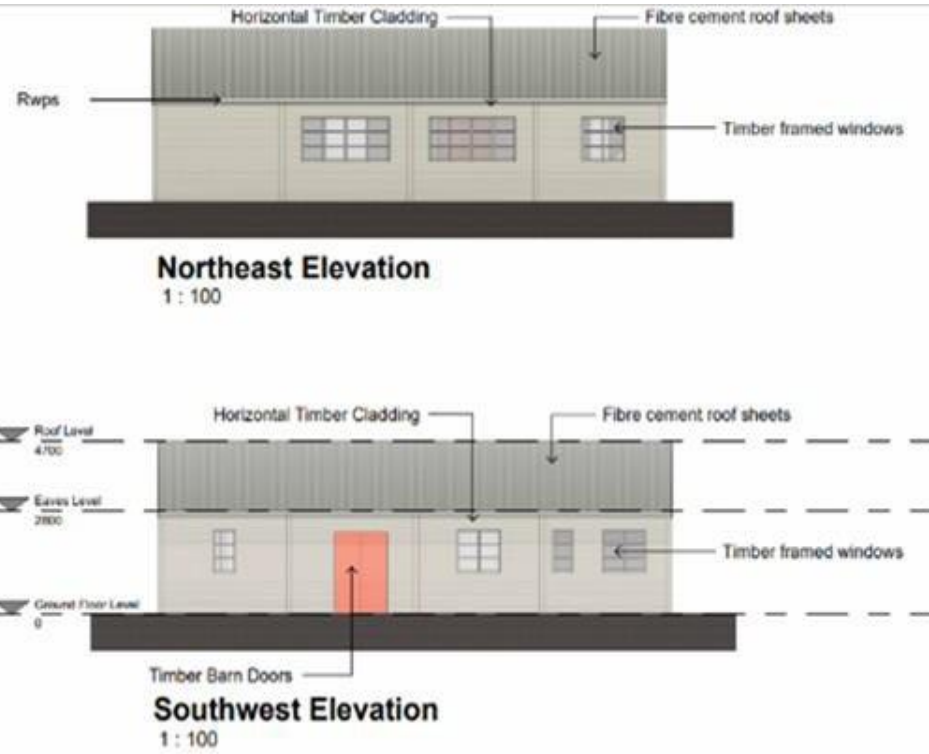
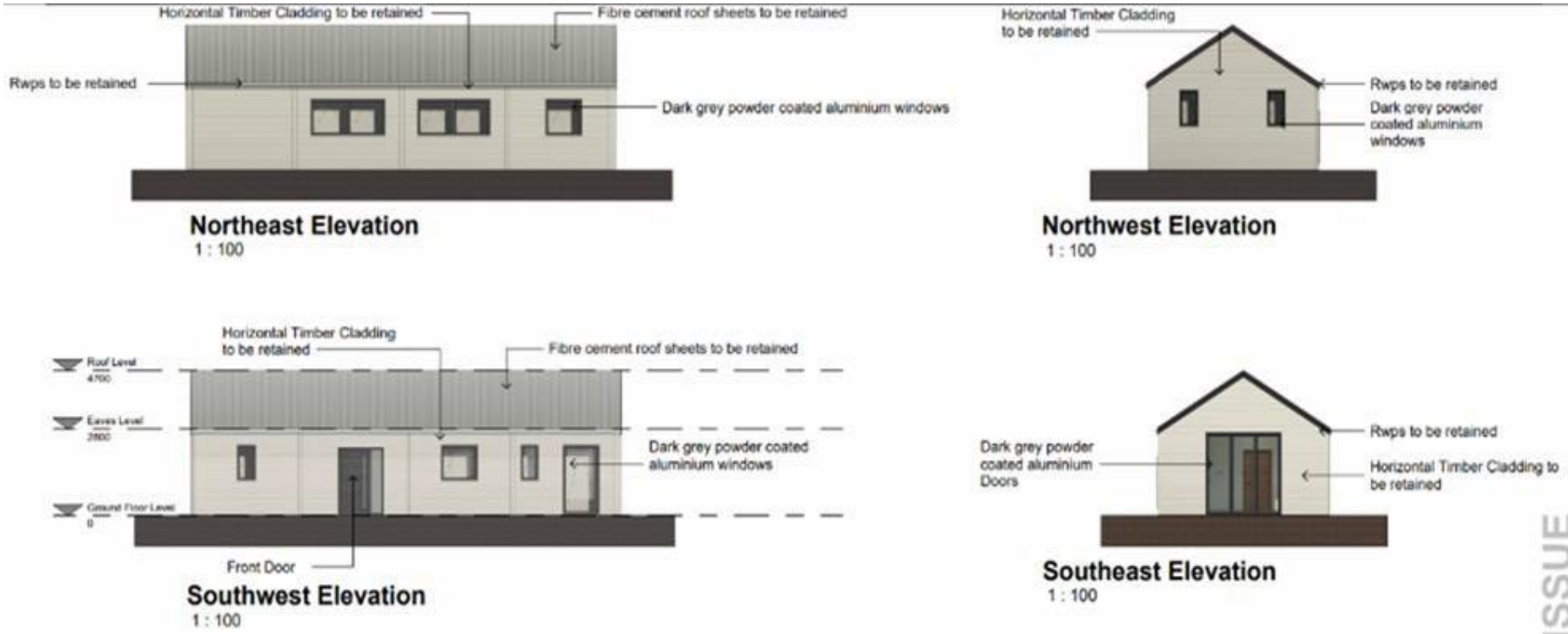


Figure 9(b) Existing Elevations (Acorus Rural Property Services Ltd, 2026)



CONTAMINATION RISKS

- 3.17 The building has not previously been in a use that would present a contamination risk to future occupiers. The building has only ever been used as a builders workshop and for some storage of materials associated with building activities. These uses have not involved the use of toxic or hazardous materials and substances.

FLOODING

- 3.18 The building is not at risk of flooding from rivers or seas. Nor is it at risk of flooding from surface or ground water. The site lies entirely within Flood Zone 1 according to the Environment Agency's Flood Risk Map (January 2026).

NOISE

- 3.19 The building is detached. A small parcel of agricultural land wraps around the proposal site to the immediate west and north. To the south is agricultural land and the east the unclassified road. These uses are not considered to raise any excessive noise concerns and the change of use from light industrial to residential will, if anything, see a decrease in noise pollution emanating from the site. Internally, sound insulation will be used to preserve amenity of the future occupiers of the proposed units.
- 3.20 It is acknowledged that the site is bordered to the north, west and south by agricultural land. The land is used for grazing and is cut once or twice each year. Consequently, there is negligible disturbance from the agricultural use.
- 3.21 Furthermore, it is well established that residential use and agricultural use are compatible uses. The proposal site is not located near to any agricultural buildings and thus associated agricultural movements and amenity considerations associated with the accommodation of livestock are not relevant to this site.
- 3.22 The site is screened from the roadside and from the north and south by mature hedgerow and hedgerow trees. These mitigate any amenity impact by providing both a noise and visual buffer.

PROVISION OF NATURAL LIGHT

- 3.23 Each habitable room has a window that allows for sufficient light into the dwelling.

4 CONCLUSION

- 4.1 The proposed change of use from Class E to Class C3 is in compliance with the provisions set down under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted development) Order 2015, as amended.
- 4.2 The proposed building satisfies the locational and time requirements of the legislation. The layout proposed provides one single storey two bedroomed residential unit, with ample natural light within a sustainable area. Double glazing and wall insulation will mitigate against any potential noise pollution from the surrounding agricultural use, residential use to the north and the unclassified road.
- 4.3 Minimal external changes are proposed other than those necessary to satisfy Technical Housing Standards and Building Regulations. It is noted that a separate application for the operation aspects associated with the change of use of the buildings to residential will need to be made.
- 4.4 By bringing back this building into an active and valuable use, reflecting housing need and type, the change of use from Class E to C3 would result in an enhancement to the vitality of New Zealand and Lyneham and ensures the visual and environmental condition of the site into the future.
- 4.5 The building has been in continuous use as a workshop and maintenance building associated for in excess of 40 years. There has been no material break in this use prior to it becoming vacant upon the death of Mr Taylor.
- 4.6 For the reasons set out above, it is considered that the conversion to residential use of the proposal building sited on land at Primrose Bank constitutes permitted development for which the Council's prior approval should not be required.

APPENDIX 1



Photo showing proposal building with dumper truck and tipper truck to the right of the building.



Photo showing inside of builders workshop (Acorus Rural Property Services Ltd)



acorus planning & design

Addlepool Business Centre
Woodbury Road
Clyst St. George
Exeter
EX3 0NR



acorus.co.uk

An  **NFU** company



DISCLAIMER

This report is for the sole use of the named client. While it may be shown to other professionals acting for them, the contents are not to be disclosed to, nor made use by, any third party without our express prior written consent. Without such consent we can accept no responsibility to any third party.



Acorus Rural Property Services Ltd (trading as Acorus)
Registered office: Agriculture House, Stoneleigh Park, Kenilworth CV8 2TZ
Registered in England No. 04514547



The
1908
Group