

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

Refusal of Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses

Application Reference Number: PL/2026/02003

Decision Date: 04/06/2026

Applicant:	Mr Matthew Turner Foredown Farm, Manor Farm, Winterbourne Stoke, SP3 4TB
Particulars of Development:	Notification under Class Q for the Change of use of an agricultural building to 2 no. dwellinghouses and associated development.
At:	Manor Farm North Of The Bell Inn, High Street, Winterbourne Stoke, SP3 4SZ

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development. The local planning authority has determined in this case that prior approval is required and is refused for the following reason(s):

Refusal Reason

- 1 The proposed development, by virtue of the building's orientation, facing out towards and sharing an access track that leads through the existing active farmyard connecting it to the wider farm land to the north of the site; and its position within a working farmyard adjacent to buildings in active agricultural use, is likely to result in significant detrimental harm for the amenities of any future occupants of the proposed dwellings in terms of noise, odours, air quality, safety and incompatible activities associated with the farmyard. The site/building is therefore considered to be in an impractical and undesirable location which is unsuitable for new residential uses and the proposals are therefore contrary to the provisions of criteria (b) and (e) of Paragraph Q.2 of Class Q of Part 3 of Schedule 2 to the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).