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Royal Town Planning Institute

ATLAS

PLANNING GROUP



PLANNING STATEMENT

Grange Farm, Maiden Bradley, BA12 7HX

June 2026

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Appendix A – Appeal Decisions 3260576 & 333699

1. INTRODUCTION

- 1.1 This Statement has been produced by Atlas Planning Group in support of an application seeking full planning permission for operational works in association with the change of use of an agricultural building at Grange Farm (formerly Yarnfield Manor) to a flexible commercial use under Schedule 2, Part 3, Class R of the General Permitted Development Order.
- 1.2 A Prior Approval application (LPA Ref: PL/2026/03276) has been submitted to Wiltshire Council to confirm the impact of the change of use to class E(d) because the floorspace changing use exceeds 150sq.m.
- 1.3 The Permitted Development Right under Class R is restricted to the use of the building only and does not grant any physical conversion works. Any associated operational development that would be reasonably necessary to use the building or land for the proposed use under Class R is required to be the subject of a separate planning permission (GPDO Part 3, Class R, para R.3(4)). As such, this application is necessary to secure consent for the associated works to facilitate the change of use to an indoor sport/fitness centre.
- 1.4 The works are to facilitate the proposed use, and the application should be considered on the basis of the proposed operational development only. The proposed use of the building is to be considered under the Prior Approval application (PL/2026/03276) and not here. This approach has been confirmed in a recently allowed appeal at Down Farmhouse, Chilmark, Wiltshire (Ref: 3260576) and another at Fleming Barn, Shrewton, Wiltshire (Ref: 3336990) (**Appendix A**).

2. SITE DESCRIPTION

- 2.1 The application site comprises an agricultural building on Grange Farm. Grange Farm is positioned to the north of Stourhead and to the west of Maiden Bradley. Several buildings in agricultural and equestrian buildings bound the site to the south.
- 2.2 The main residential dwelling on the estate, Grange Farmhouse (recently referred to within planning history as 'Yarnfield Manor'), is Grade II Listed.
- 2.3 The site is not located within a Conservation Area. There are also no other listed buildings immediately adjacent to the site or within the near vicinity. However, the site is positioned within the Cranborne and Chase West Wiltshire Downs National Landscape (previously called Area of Outstanding Natural Beauty (AONB)).
- 2.4 This Statement will assess the development against both local and national planning policy found within the National Planning Policy Framework (NPPF), the Wiltshire Core Strategy and the saved policies of the Salisbury District Local Plan.



Figure 1: Site Context



Figure 2 - Existing south east elevation



Figure 3 - Existing north west elevation

3. RELEVANT PLANNING HISTORY

PRIOR APPROVAL APPLICATION PL/2026/03276

- 3.1 In May 2026, a prior approval application was submitted to Wiltshire Council under Class R, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. The prior approval seeks to change the use of the agricultural building to Class E(d) “Indoor sport, recreation or fitness, not involving motorised vehicles or firearms or use as a swimming pool or skating rink, principally to visiting members of the public”. A decision is due on that application by 16th July 2026.

4. THE PROPOSAL

- 4.1 This application seeks full planning permission for operational works in association with the upcoming change of use of the agricultural building to a Class E(d) indoor sports and recreation use under Schedule 2, Part 3, Class R of the General Permitted Development Order.
- 4.2 The operational works which are reasonably necessary to use the building include:
- Construction of facade to south eastern elevation to provide a fully enclosed building;
 - Replacement roof covering following removal of asbestos and to allow installation of insulation.
 - Insertion of doors & windows to allow access and provide good levels of natural light whilst remaining weather tight.
 - Replacement of asbestos cement cladding panels to elevations with timber weather boarding to remove contamination, allow insertion of window openings and insulation of the external envelope.
 - Installation of insulated floor slab with sufficient bearing to accommodate a sports surface.



Figure 4: Proposed Elevations

5. PLANNING CONSIDERATIONS

- 5.1 Wiltshire Council's Core Strategy (2015) is the Council's primary Development Plan Document, and the starting point for determining planning decisions, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The National Planning Policy Framework (NPPF) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for planning decisions.
- 5.3 The policy and guidance contained within the statutory Development Plan Documents and all other relevant material considerations have been reviewed to determine if the proposal is an appropriate form of development for the application site.

PRINCIPLE OF DEVELOPMENT

- 5.4 The proposal seeks full planning permission for operational works in association with the upcoming change of use of the agricultural building to a flexible commercial use, for which the LPA is currently considering a Prior Approval application.
- 5.5 Associated operational development is defined within Class R as:
- “building or other operations in relation to the same building or land which are reasonably necessary to use the building or land for the use proposed under Class R”*
- 5.6 The works proposed, as described above in Section 4, as limited to only those which would allow for the creation of an insulated and weather tight building envelope, clear of contamination, with good levels of natural light as expected for any indoor sports or recreation facility. The use could not reasonably operate without these, and as such they should be considered acceptable in principle.
- 5.7 The impacts of the operational works proposed are considered in detail in the subsequent sections of this Statement below.

CHARACTER AND APPEARANCE OF THE AREA

- 5.8 Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that all new development achieves a high standard of design and responds positively to local character, distinctiveness, and landscape setting. Development should integrate effectively with its surroundings, maintain the quality of the built and natural environment, and avoid adverse impacts on residential amenity, visual character, and environmental quality. The policy also promotes sustainable design that respects the scale, appearance, and function of existing buildings and rural areas.
- 5.9 Core Policy 51 relates specifically to landscape and seeks to protect, conserve, and where possible enhance Wiltshire's landscape character. The application site is positioned within the National Landscape, where development proposals are expected to be sensitive to the local landscape setting, retaining important features and avoiding harmful visual intrusion into the countryside. The policy requires development to demonstrate an understanding of local landscape character and ensure that proposals do not detract from the scenic quality and rural identity of the area.
- 5.10 Further to this, the NPPF places significant emphasis on achieving sustainable development and promoting good design. It states that planning decisions should ensure developments are visually attractive, sympathetic to local character and history, and maintain a strong sense of place. The NPPF also recognises the intrinsic character and beauty of the countryside and supports the sustainable growth and diversification of rural businesses where proposals do not result in unacceptable impacts on the surrounding area.
- 5.11 The proposed operational works are associated with the prior approval change of use of the existing agricultural building, which is located within an established farmstead grouping accessed from Dukes Lane. The site is surrounded predominantly by open agricultural land and existing rural buildings. Public views of the building are limited to those glimpsed through the access off Dukes Lane (Figure 5) and are otherwise restricted by roadside hedgerows and intervening vegetation.
- 5.12 The operational works are modest in scale and are directly related to facilitating the use of the building. The proposed works do not alter the appearance of the agricultural building to a discernible degree, nor would the proposal extend built form into the wider countryside. Indeed, due to the palette of materials proposed (timber weatherboarding and standing seam roofing) the agrarian appearance of the building would be retained in what limited public views are achievable.

Appropriate colour, treatment and finish of these materials could be secured by a planning condition.

5.13 As such, the works would not introduce an incongruous form of development. Indeed, the farmstead comprises a mix of built forms – from historic farm buildings to more modern buildings. Therefore, the proposed development would not appear out of place.

5.14 Given the enclosed nature of the site, together with the limited visibility from the surrounding public realm, the proposals would not also have an impact on the scenic beauty of the National Landscape. The development would have a localised visual effect only. If any long distance views were achievable, subject to an appropriately controlled colour to the roof covering, there would be no discernible effect.



Figure 5 - Glimpsed view of the agricultural building through the site access off Dukes Lane

5.15 The operational works are therefore considered to accord with Policies CP51 and 57 of the Wiltshire Core Strategy.

HERITAGE ASSETS

- 5.16 Grange Farmhouse is Grade II Listed. Core Policy 58 of the Wiltshire Core Strategy seeks to protect, conserve, and where possible enhance Wiltshire's historic environment, in line Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a statutory duty on local planning authorities to have special regard to the desirability of preserving a listed building, its setting, and any features of special architectural or historic interest which it possesses when considering development proposals.
- 5.17 Given the operational works are confined to minor external alterations, including the insertion of a wall, windows and doors and sensitive changes to the external materials, it is not considered that there would be any impact on the setting of the Grade II Listed farmhouse. The proposal would not introduce any new built development and due to the separation distance, intervening buildings comprising the historic courtyard and limited intervisibility, the operational works would not detract from the setting or significance of the listed building.
- 5.18 The rural agricultural context within which the listed building is experienced would remain largely unchanged, and the proposals would not have any effect on the courtyard arrangement. The development is therefore considered to accord with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of the Wiltshire Core Strategy, and the heritage objectives of the National Planning Policy Framework (NPPF).

RESIDENTIAL AMENITY

- 5.19 Core Policy 57 outlines that development is required to achieve a high standard of design that safeguards residential amenity by ensuring proposals are compatible with surrounding uses and do not result in unacceptable impacts such as overlooking, loss of privacy, overshadowing, noise, or general disturbance. This reflects the NPPF, which requires planning decisions to promote well-designed places and secure a high standard of amenity for existing and future users, ensuring that development contributes positively to the quality of the built environment and living conditions.
- 5.20 In this present case, the use will be assessed as part of the Prior Approval application, and the current application merely seeks permission for the associated operational development. The

operational development will not have any impacts which would adversely impact the residential amenity of any existing properties.

HIGHWAYS

- 5.21 The operational works will have no material impact on the use of the site for indoor sport. Again, matters in relation to highways safety will be assessed as part of the Prior Approval application.

ECOLOGY

- 5.22 CP50 and CP52 of the Wiltshire Core Strategy and the National Planning Policy Framework require that the planning authority ensures protection of important habitats and species.
- 5.23 The application is accompanied by a Preliminary Roost Assessment, which confirms that the barn was considered to have negligible potential to support roosting bats as no obvious potential roost features were identified and so no further surveys are required.
- 5.24 Given the context of the site and the proposed development, the BNG de-minimis exemption applies.
- 5.25 Consequently, the proposed development would be acceptable in ecological terms.

NOISE, CONTAMINATION AND FLOODING

- 3.1 The impact of the change of use of the building regarding noise, contamination and flooding has been assessed as part of the prior approval process. Since this application proposal is purely for the associated works, the application cannot be refused on these bases.
- 3.2 Regardless, the site lies in an isolated location within Flood Zone 1, and the building is located a significant distance from any neighbouring properties. The nearest residential property is that of Grange Farmhouse. However, this property is positioned over 180m away with intervening stables and agricultural buildings. Therefore, no impacts are considered to arise with regards to noise.
- 3.3 Likewise, there are no known contamination risks on site which would affect the operational works, nor would the works materially impact flooding.

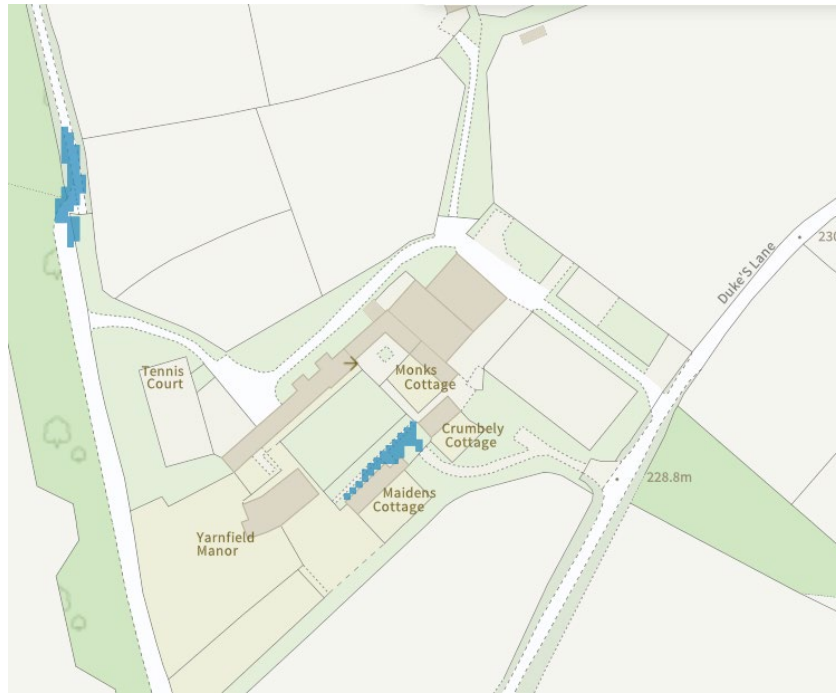


Figure 6: Flood Map

6. CONCLUSIONS

- 6.1 This application seeks full planning permission for operational works associated with the upcoming change of use of an existing agricultural building to a flexible commercial use under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The operational works are reasonably necessary to facilitate the proposed indoor sport and fitness use and comprise modest alterations including the insertion of a wall, windows and doors and changes to the external material coverings.
- 6.2 The principle of the use has been established through the separate prior approval application submitted to Wiltshire Council under Class R. Accordingly, this application relates solely to the operational development required to facilitate that use.
- 6.3 The assessment contained within this Statement demonstrates that the proposed works are limited in scale, sympathetic to the existing agricultural building, and would preserve the character and appearance of the surrounding rural area and the Cranborne Chase and West Wiltshire Downs National Landscape. The proposals would not result in unacceptable visual harm, would preserve the setting and significance of the nearby Grade II Listed Grange Farmhouse, and would not adversely impact neighbouring residential amenity or highway safety.

6.4 The proposed development is therefore considered to accord with Core Policies 51, 57 and 58, together with the policies contained within the NPPF and the statutory duties set out under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Consequently, we commend the proposal to you.

Appendix A – Appeal Decisions 3260576 & 3336990



Appeal Decision

Site Visit made on 26 March 2021

by **L McKay MA, MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 28 April 2021

Appeal Ref: APP/Y3940/W/20/3260576

Agricultural Building at Down Farmhouse, Cow Drove, Chilmark SP3 5TA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Sheppard against the decision of Wiltshire Council.
- The application Ref 20/04735/FUL, dated 27 May 2020, was refused by notice dated 9 September 2020.
- The development proposed is described as "Operational works in association with the upcoming change of use of part of the agricultural building to a flexible commercial use under Schedule 2, Part 3, Class R of the General Permitted Development Order".

Decision

1. The appeal is allowed and planning permission is granted for operational works at Down Farmhouse, Cow Drove, Chilmark SP3 5TA in accordance with the terms of the application, Ref 20/04735/FUL, dated 27 May 2020, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 19/705/P001, 19/705/P110 A, 19/705/P111.
 - 3) No external materials shall be installed on the building subject of this decision unless in accordance with details and samples that have been submitted to and approved in writing by the Local Planning Authority.
 - 4) No external light fixture or fitting shall be installed on the building subject of this decision unless in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Those details shall include locations and lux levels of the proposed lighting and of other existing and proposed lighting within the appeal site.

Background and Preliminary Matters

2. The appellants' stated intention is to use the building as an aparthotel, which they consider would be permitted by Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO). Nevertheless, the application and appeal is for full planning permission for the operational works, not for prior approval for a change of use, and the description of development states that the change of use is "upcoming". Additionally, the Planning Statement clearly states that the application to the Council was only for associated operational works, not for the change of use. Therefore, for the avoidance of doubt, I have considered the appeal on the basis of the proposed operational development only.

3. The works proposed include creation of an internal first floor, new exterior walls on the front elevation, re-cladding the exterior of the building and insertion of doors and windows. The building is currently enclosed on three sides with an open front, therefore some additional enclosure would be needed in order for it to be used as an aparthotel. The appeal proposal would therefore facilitate the proposed use.

Main Issue

4. The main issue is therefore the effect of the proposed development on the character and appearance of the area.

Reasons

5. The building is set in a cluster of buildings including Down Farmhouse, located in an isolated location in open countryside within an Area of Outstanding Natural Beauty (AONB). The building is well screened from public views by trees, hedges and changes in ground levels.
6. The timber cladding proposed on the exterior of the building would be similar to that on other buildings on the site, including other agricultural buildings. The slate tiles proposed would also reference a neighbouring building and the farmhouse. Much of the ground floor would remain open, with the first floor fully enclosed. While there would be a front entrance door, it would only be seen from parts of the driveway due to the position of other buildings. Most of the proposed windows and doors would be of simple, utilitarian design, similar to those that might be found in a building such as a farm office. From the front and rear therefore, the building would not appear residential.
7. The proposed double doors and Juliet balcony on the end elevation would appear more domestic than the other openings, however with the simple balcony screen proposed they would not be a dominant feature. They would also face away from the nearby road and public right of way and as such would not be readily appreciated from any public vantage point.
8. Consequently, with the proposed operational development the building would retain the overall appearance of a rural building and would not have an overtly residential character. This would be reinforced by use of materials of appropriate colour, treatment and finish, which could be secured by a planning condition.
9. Accordingly, the proposal would not be unsympathetic in its context and would not harm the character and appearance of the area. As such, it would not conflict with Policies CP51 and CP57 of the Wiltshire Core Strategy 2015 (CS), which require a high standard of design that draws on local context, and development that protects, conserves and where possible enhances landscape character, including the landscapes and scenic beauty of the AONB.

Other Matters

10. Both main parties have assessed the proposed future change of use against the conditions, limitations and restrictions of Class R in order to consider whether the proposed operational development is justified. However, given my finding that the proposal is acceptable on its own merits, it is not necessary for me to consider these matters further. This proposal therefore differs significantly

from the appeal decision¹ submitted by the appellants, where prior approval under Class R had already been granted by the local planning authority.

Conditions

11. Conditions are necessary to require compliance with the submitted plans, however for the reasons set out above, the internal layout and use of the building are not part of the proposal before me. Therefore, I have not included the submitted floorplans in the list of approved plans. Details of materials need to be agreed, but only before they are installed on the building, not prior to commencement of any development on site.
12. A condition to require details of any external lighting is necessary as light pollution could harm the special qualities and Dark Skies status of the AONB. The proposed development only relates to one building within a large appeal site, therefore it would not be reasonable to use this decision to control external lighting on the other land and buildings not part of this proposal. Existing and proposed lighting elsewhere on the site could however be relevant in considering the cumulative impact with any lighting proposed on the appeal building. I have therefore reworded the Council's suggested condition accordingly.

Conclusion

13. For the reasons set out above, the appeal is allowed.

L McKay

INSPECTOR

¹ APP/F1610/W/17/3188502

Appeal Decision

Site visit made on 30 October 2024

by E Pickernell BSc MSC MRTPI

an Inspector appointed by the Secretary of State

Decision date: 02 December 2024

Appeal Ref: APP/Y3940/W/24/3336990

Fleming Farm, B3083 The Common Shrewton North To Rollestone Road, Homanton, Shrewton, Wiltshire SP3 4ER

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Hillyard against the decision of Wiltshire Council.
 - The application Ref is PL/2023/03422.
 - The development proposed is operational works in association with the upcoming change of use of the agricultural building to a workshop under Schedule 2, Part 3, Class R of the General Permitted Development Order.
-

Decision

1. The appeal is allowed and planning permission is granted for operational works in association with the upcoming change of use of the agricultural building to a workshop under Schedule 2, Part 3, Class R of the General Permitted Development Order at Fleming Farm, B3083 The Common Shrewton North To Rollestone Road, Homanton, Shrewton, Wiltshire SP3 4ER in accordance with the terms of the application, Ref PL/2023/03422, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, FLE-101 P03 and FLE-102 P03.
 - 3) No external materials shall be installed on the building subject of this decision unless in accordance with details and samples that shall first have been submitted to and approved in writing by the local planning authority.

Applications for costs

2. An application for costs was made by Mr Hillyard against the decision of Wiltshire Council. This is the subject of a separate decision.

Preliminary Matters

3. The appellant intends to convert the appeal building into a workshop which they consider would be permitted by Class R of the Town and Country

Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO). The only requirement of Class R in respect of buildings that do not exceed 150 square metres, set out at para R.3(1)(a), is to provide information to the local planning authority related to the date the use will begin, the nature of the use and a plan indicating the site and the buildings. There are no further provisions or requirements in respect of operational development associated with such changes of use. Nevertheless, the appeal relates to an application for planning permission for the operational works associated with the change of use alone and I have considered the appeal on this basis.

4. The application was accompanied by revised plans which sought to address concerns from the Council that the submitted plans indicated an increase in the size of the building as a result of a scaling issue. Aside from this very minor change the plans are substantially the same as those considered at the time of the application. I am therefore satisfied that the plans do not involve a substantive change to the proposal and that no party would be prejudiced by my taking them into account. I have determined the appeal on the basis of the revised plans.
5. The appeal site is in the Zone of Influence of the River Avon Special Area of Conservation. I return to this matter later in my decision.

Main Issue

6. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

7. The appeal site comprises an existing agricultural building and an area of hardstanding immediately to the east. It is accessed off a rural lane and is located in open countryside which is designated as a Special Landscape Area. The landscape setting comprises a patchwork of fields interspersed with trees and hedges. The appeal building is one of a small cluster of buildings adjacent to the B3083 which leads out of Shrewton.
8. The Council contends that the totality of the works proposed amount to the construction of a new building. The plans are not definitive in this regard although the description of development does not refer to the provision of a new building, rather it references the existing building. I have therefore assessed the proposal on the basis that it comprises operational development related to the conversion of the existing building. Should the building be demolished, and a new one be erected this would be a matter for the Council and the appellant to resolve.
9. Parts of the building currently have open elevations and as a result of the proposed operational works, the building would be fully enclosed. However, the overall form and size of the building would not be changed and therefore the impact on the surrounding landscape would be negligible.
10. The proposed cladding material would be somewhat utilitarian in appearance, but would not be unattractive or unexpected in this context, compared with the existing building. Indeed, a similar material has been used successfully on the adjacent dwelling. The proposed changes to the

building including the provision of roller doors would result in a more industrial appearance to the building. However, given the relatively modest scale of the building and the appropriate materials, this would not result in a harmful impact upon the character and appearance of the area.

11. The building is set down from the bank and vegetation which lines the road meaning that only glimpses of the upper parts of the building are possible from the lane. As such, although the elevations of the building would become more solid as a result of the proposed changes, it would not be prominent or incongruous in views towards the site from the road. In longer views towards the site from the east the building would be seen against a backdrop of vegetation which would soften the effect of the proposed development.
12. I conclude that the proposal would have an acceptable effect on the character and appearance of the area. It therefore would not conflict with Core Policies 48, 51 and 57 of the Wiltshire Core Strategy (adopted January 2015) and Saved Policy C6 of the Saved Salisbury District Local Plan (Adopted June 2003) insofar as they seek to ensure developments achieve a high standard of design, do not detract from the character and appearance of the area and protect and conserve landscape character.

Other Matters

13. I have been referred to two appeals. The Down Farmhouse appeal¹ has some similarities to the appeal scheme as it involved operational development in association with a forthcoming change of use under Class R of the GPDO. In common with the Inspector for that appeal I have found the proposed operational development to be acceptable on its own merits. It is also not necessary for me to consider the provisions of the GPDO further. The Dutch Barn appeal² differs from the appeal scheme insofar as it was for building works that related to a prior approval application under Class R. It is therefore of limited relevance to the appeal.
14. I am aware that the appeal site is near to Homanton House, a Grade II listed building. Mindful of the statutory duty set out in s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I have had special regard to the desirability of preserving its setting. The verdant rural surroundings of Homanton House positively contributes to its significance. Nevertheless, given that the proposed development, relates to alterations to an existing building and the presence of intervening landscaping and road, I consider that it would preserve the setting of this listed building and the contribution it makes to its significance.
15. The appeal site is in the Zone of Influence of the River Avon Special Area of Conservation (SAC). However, as the proposal relates to operational works only it would not lead to significant effects on the SAC and consequently it has not been necessary for me to carry out a Habitats Regulations Assessment.

¹ APP/Y3940/W/20/3260576

² APP/F1610/W/17/2188502

Conditions

16. Conditions are necessary to ensure compliance with the submitted plans and details of materials are needed to ensure a suitable appearance.

Conclusion

17. For the reasons given above the appeal should be allowed.

E Pickernell

INSPECTOR

