

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/2026/02961

Decision Date: 01/07/2026

Applicant:	Mr Tim Merrell c/o Brimble Lea, Unit 3 Kingsmead Business Park, Shaftesbury Road, Gillingham, Dorset, SP8 5FB
Particulars of Development:	Application for prior approval under Class Q of the GPDO 2015 as amended for change of use of agricultural building into a single residential dwellinghouse (Class C3) with associated operational development.
At:	Barrow Street Farm, Barrow Street, Mere, BA12 6AB

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 the proposals do not satisfy all of the criteria listed in Class Q of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015 (as amended) and they **do not** therefore constitute permitted development. Planning permission is therefore required.

It is also considered that the prior approval of the proposals would have been required. The application is therefore **REFUSED** for the following reasons:

Refusal Reason

- 1 The level of works identified in the submitted plans and documents in order to facilitate the 'conversion' of the former agricultural building to a residential dwelling are considered to go beyond the scope and allowances of criteria (j) of Paragraph Q.1 of Class Q of Part 3 of Schedule 2 to the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposals are not therefore considered to satisfy all of the criteria of the Class Q provision and do not benefit from the provisions of this change of use permitted development right. Planning permission would instead be required for the proposed works.
- 2 If the proposals were deemed to be permitted development, by virtue of the building's location on an existing active farm; adjacent to other agricultural buildings and a former slurry pit that could be brought back into intensive agricultural use without any further permissions, the proposed development is likely to result in significant detrimental harm for the amenities of any future occupiers of the proposed dwelling in terms of noise, odour and incompatible activities. The site/building is therefore considered to be in an impractical and undesirable location for a new dwelling and the proposals are therefore contrary to the provisions of criterion (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); the provisions of the National Planning Policy Framework; the National Design Guide; and Wiltshire Core Strategy policy CP57 (Ensuring High Quality Design & Space Shaping).

- 3** If the proposals were deemed to be permitted development, the proposed design and external appearance of the resultant residential conversion of the existing agricultural barn is not considered to represent a good quality, nor well designed home and will result in a poor-quality form of development, not appropriate to this Special Landscape Area or its sensitive context, which includes the setting of a listed building. The proposals are therefore contrary to the provisions of criterion (f) 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); the provisions of the National Planning Policy Framework; the National Design Guide; Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990; Wiltshire Core Strategy policies CP57 (Ensuring High Quality Design & Space Shaping) and CP58 (Ensuring the Conservation of the Historic Environment); and saved Salisbury District Local Plan policy C6 - Special Landscape Area of the Salisbury Local Plan 2011.

Informative

- 1** The documents and plans considered in reaching the above decision are as follows:

Application form, received 07.05.2026

26022-4B - Proposed Plans and Elevations, received 14.05.2026

Barrow Street Farm Barn Structural Appraisal by Nigel Challis Ltd, received 07.05.2026

26022-3 – Proposed Site plan, received 07.05.2026

Covering Letter (26022), received 07.05.2026

Site Photographs (26022), received 07.05.2026

26022-5 – Location Plan, received 07.05.2026

26022-2 – Existing Plans Elevations and Sections, received 07.05.2026

Planning Statement (26022), received 07.05.2026

26022-1 – Existing Site Survey, received 07.05.2026

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)).