



Cricklade Town Council

First Town on the Thames

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Cricklade Town Council's Planning, Conservation and Transport Committee 29th June 2026

PL/2026/ 03317 AND 03709 **Site: 95 High Street, Cricklade, SN6 6DF**
Proposal: Change of Use from Financial Office (Class E) to Dwellinghouse (Class C3) with the retention of the front of the property as a shop (Class E), with internal layout reconfiguration, the replacement of single storey lean-to with a new extension and associated works. **Applicant:** Mr & Mrs Bryce **Closing Date:** 16/7/26

The property at 95 High St submitted a planning application that was considered in January 2021 to convert the Class E property into a 3-bedroom Class 3 house in the upper floor and to the rear of the property while retaining a Class E commercial property on the ground floor at the front. CTC considered this application within the framework of the Cricklade Neighbourhood Plan as a property that falls within the Primary Shopping Area under Policy B1. CTC supported the application at that time as it retained the shop front within the Primary Shopping Area. The 2021 application was approved by Wiltshire Council. The development was not undertaken and the planning permission that was granted at the time (20/08712/LBC) lapsed.

A further revised planning application was submitted in December 2025 that sought a change of use for the whole of the property from mixed commercial/residential to fully Class 3 residential with an extension to the rear (the rear extension had been approved in the 2021 lapsed application). CTC considered this application at the time and **Objected** to it on the basis that it removed a commercial unit from the Primary Shopping Area of the town and therefore went against Policy B1 of the CTC CNP. That application has been withdrawn by the applicant.

The property has been advertised for sale on property portals since around April 2024 as a Class E commercial with lapsed planning permission for conversion to mixed residential/commercial.

The current application essentially seeks a return to the original approved lapsed application with a mixed residential Class 3 for the majority of the property (including a side extension) but with the office becoming a shop within Class E. The proposed layout of the premises was shared on the screen to the committee.

The CNP clearly sets out the policy position of CTC to retain commercial properties within the Primary Shopping Area (Policy B1). This revised application complies with that policy. The original mixed use as commercial/residential 3-bed dwelling application was previously supported by CTC in 2021.

As this application is essentially a return to that application, recommendation is a No Objection. Members discussed whether to Support as CTC had before or No Objection.

Members are keen to keep part of the property as a shop or office. Members aware listed buildings need permissions for the internal works and will allow the conservation officer to take a view.

Members VOTED unanimously to a No Objection.