

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

Prior approval Part 3 Class R: Agricultural buildings to a flexible commercial use - Prior Approval Required and Granted

Application Reference Number: PL/2026/03084

Decision Date: 16/07/2026

Applicant:	Mr M Guinness Manor Farm , Wilsford, Wiltshire, United Kingdom, SN9 6HA
Particulars of Development:	Prior approval under Part 3,Class R for the change of use of agricultural building to a flexible commercial use
At:	Old Grainstore, Off the A342, Wilsford, Wiltshire, SN9 6HA

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 its prior approval **is required and granted subject to conditions.**

This is subject to the development being carried out strictly in accordance with the details set out in the application particulars and any standard conditions in the Order.

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan, Block Plan received by the Local Planning Authority on 13th May 2026.

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for purposes within Class E(g) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: In the interest of the sites location and highway constraints.

- 3 No part of the development hereby permitted shall be first occupied until details of the

on-site turning area and parking spaces to support the proposed use have been submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with the details shown on the approved plans and maintained for those purposes thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

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Notwithstanding the provisions of Schedule 2, Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the building shall not subsequently be used until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been undertaken and until:

a) The Local Planning Authority has been provided with written confirmation that, in the opinion of the developer, the site is likely to be free from contamination which may pose a risk to people, controlled waters or the environment. Details of how this conclusion was reached shall be included.

b) If, during development, any evidence of historic contamination or likely contamination is found, the developer shall cease work immediately and contact the Local Planning Authority to identify what additional site investigation may be necessary.

c) In the event of unexpected contamination being identified, all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

REASON: To ensure that land contamination can be dealt with adequately prior to the permitted potential future use of the site hereby approved by the Local Planning Authority, in order to comply with Core Policy 56 of the Wiltshire Core Strategy 2015, the NPPF and the requirements of Schedule 2, Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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No development shall commence on site until visibility splays have been provided at the site access. The visibility splays shall be formed between points on the nearside edge of the carriageway located 215 metres in each direction from the centreline of the access and a point 2.5 metres back from the nearside edge of the carriageway measured along the centreline of the access. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 600mm above the level of the adjacent carriageway for the lifetime of the development.

REASON: In the interests of highway safety.

Under section 131A of the Highways Act 1980 it is an offence to disturb the surface of a public right of way without lawful authority. The Highway Authority may take enforcement action where necessary.

The development may also require a Building Regulations application. The Building Regulations process is to ensure new development is safe, well built and energy efficient. The local planning authority can provide this service to you and so invites you to access the forms and other information online at www.wiltshire.gov.uk/buildingcontrol.

Nic Thomas - Director of Planning, Economy and Regeneration

