

Biddestone Sawmills
Challows Lane
Biddestone,
Chippenham
SN14 7DT
7th August 2026

Planning Department
Wiltshire Council

Dear Planning Officers

**Convert part of sawmills to residential in connection with B1 use - variation
to change a commercial store into a residential garage, Biddestone Sawmills
Application Ref. Number: 16/07445/FUL**

We wish to vary condition 2 of the approval with revised plans relating to the above site. The conditions for the original application (16/07445/FUL) have been discharged with the works being implemented and completed.

We bought the Sawmills in December 2023 and operate our business, Garden and Wood) from here. We specialise in restoring and selling antique garden tools, furniture and ephemera, items being sourced and then restored to full original working order. We also offer a restoration, repair and re-handling service. Items are restored, then photographed and advertised on the internet, when sold taken to the local Post Office for delivery to the purchaser.

The use satisfies the test for the B1/live work test ensuring the continuation of an existing rural based business that helps the local rural economy. By living at the site there is little requirement to travel to and from work by car, any deliveries occur approximately 3 times a week by a small van. Sales are taken to the local Post Office, living on site also ensures site security. The accommodation is ancillary to main use of the business, in accordance with Core Policy 48 and the NPPF enabling support in the rural economy, this has been accepted previously.

The proposal retains the same description and use, namely B1 with ancillary accommodation for the person(s) solely or mainly employed, or last employed in the business occupying the business floor space of the building.

The converted building (Biddestone Sawmills) will not be changed or extended externally, the only alterations are internal as follows:

Commercial store area at the front of the building to become a garage for residential use. The current B1 use ground floor area is 221 sq.m., this will be reduced to 155 sq.m.

This application seeks to vary condition 2 under Section 73 of the Town and Country Planning Act 1990 with the change as below, substituting the earlier plan with revised plans (see drawings refs below) that:

- 1) We would like change the area at the front of the building currently designated as a commercial space but fitted with garage doors into a garage for use by the residential building



To conclude, this application follows the earlier accepted proposals, use and general design.

Please contact me should you have any further questions relating to this application.

Yours faithfully

Piers Newth and Louise Allen