

Sussex House, Bath Road, Devizes, Wiltshire. SN10 2AF

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17 August 2026

Wiltshire Council
Development Management
County Hall
Bythesea Rd
Trowbridge
BA14 8JN

Lodge Farm, Devizes Road, Poulshot, SN10 1RQ

Full planning application for demolition and extension of existing buildings for flexible use as farm shop, cafe restaurant and function space (Use Class E and sui generis) and associated works.

Dear Sir or Madam

On behalf of the applicants, Mr Tim and Mrs L Hues, we are pleased to submit an application for full planning permission for the demolition, conversion and extension of existing buildings to provide for a farm shop, café restaurant and function space on land at Poulshot Lodge Farm, Devizes Road, Poulshot, SN10 1RQ.

The proposed description of development is:

“Demolition of existing buildings and extensions to Brick Barn; change of use of existing workshop building and change of use and erection of an extension to Brick Barn, for flexible use as farm shop, cafe restaurant and function space (Use Class E and sui generis); associated car parking and landscaping; access as existing.”

This letter is accompanied by and should be read in conjunction with the following submission documents:

- Planning Application Form, duly signed and completed
- Community Infrastructure Levy Form
- Planning Statement including retail justification
- Design, Access and Heritage Statement
- Preliminary Roost Assessment
- Existing and Proposed Plans and Drawings:
 - Site Location Plan & Existing Site Plan - Drawing no. 4476-20
 - Existing Floor Plan - Drawing no. 4476-21 B
 - Existing Elevations – Drawing no. 4476-22
 - Proposed Floor Plan - Drawing no. 4476-23 D
 - Proposed Elevations - Drawing no. 4476-24 C
 - Proposed Site Plan with Visibility Splays – Drawing no. 4476-25 A
 - Proposed Roof Plan - Drawing no. 4476-26 B
 - Demolition Plan – Drawing no. 4476-27 A
 - 10 Space Chelsea Shelter drawing

The planning application fee has been paid directly via Planning Portal.

I trust that this submission provides sufficient information to register and assess the application. Should you require any further information or have any queries, please do not hesitate to contact me.

Yours sincerely

Charlotte Taylor-Drake

Partners:- N. J. Dolman, B.Sc, M.R.I.C.S.
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