



**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 Granted**

Application Reference Number: PL/2026/03276

Decision Date: 01/10/2026

Applicant:	Mr and Mrs Stanway Yarnfield Manor Dukes Lane, Maiden Bradley, Wiltshire, BA12 7HX
Particulars of Development:	Class R of Part 3: Change of use of building to Class E(d) "Indoor racket sport".
At:	Yarnfield Manor, Maiden Bradley, Warminster, Wiltshire, BA12 7HX

The local planning authority has determined in this case that its prior approval will be required and that this prior approval is **GRANTED** subject to the following condition(s):

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

2683 XX-XX P1 received by the Local Planning Authority on 21st May 2026

Highway Technical Note received by the Local Planning Authority on 14th September 2026

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

- 2 The building shall be used only for indoor racket sports and for no other purpose (including any other purpose within Class E(d) of Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: The Local Planning Authority has assessed the impacts of the development on the basis of its use for indoor racquet sports with regard to highways, neighbouring amenity and historic impacts. Any alternative use could

give rise to materially different planning considerations which the Local Planning Authority would wish to assess through the submission of a planning application.

- 3** The development hereby approved shall be operated in strict accordance with the operational arrangements set out within the submitted Highways Technical Note dated 21 August 2026, including the managed booking system, minimum separation between bookings and stated operating hours.

REASON: In the interests of neighbouring amenity and highway safety - to ensure that the development operates in the manner assessed by the Highway Authority, having regard to the constrained nature of Duke's Lane and the surrounding rural highway network. The site is also located close to residential properties.

- 4** The use hereby approved only be available to customers between the following hours: 08:00 hrs to 20:00 hrs Mondays to Saturday and at no point on a Sundays or Bank or Public Holidays.

REASON: In the interest of neighbouring amenity

- 5** Notwithstanding the provisions of Schedule 2, Part 3, Class R of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the building shall not subsequently be used for sport and recreation (Use Class E(d) of The Town and Country Planning (Use Classes) Order 1987 (as amended)) 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 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 6** Prior to the first use of the indoor racket court hereby approved the parking spaces shall be laid out in accordance with the approved plans.

REASON: In the interest of highway safety

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- 7** The absence of a highway objection in this instance reflects the limited scale of the proposed single-court facility and the level of traffic generation indicated within the submitted information. It should not be interpreted as indicating that the Highway Authority considers Duke's Lane suitable for more intensive forms of development, and any future proposals would need to be assessed on their own merits having regard to the prevailing circumstances at that time. The Highway Authority recommends that opportunities are taken to improve visibility at the site access where this can be achieved within land under the applicant's control.

Nic Thomas - Director of Planning, Economy and Climate

