



**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/2026/03506**

**Decision Date: 09/10/2026**

|                                    |                                                                                                                                  |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Trustees of the Somerset Trust<br>Badminton Estate Office, Hayes Lane, Badminton,<br>Gloucestershire, GL9 1DD                    |
| <b>Particulars of Development:</b> | Change of Use of 3 no. agricultural buildings to<br>flexible commercial use falling within Use Class E<br>with ancillary storage |
| <b>At:</b>                         | Manor Farm , Sopworth , SN14 6PS                                                                                                 |

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

- 1 The development for which prior approval is hereby granted shall be carried out in accordance with the following approved plans received on 17.08.2026

Site Plan, Rev A

Parking Plan, Rev B

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

- 2 a) No part of the development hereby permitted shall be first brought into use until the 32 parking spaces shown on the approved plans have been completed in accordance with the details.

b) The area shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

- 3 a) No development shall commence on site until details of secure covered cycle parking and changing and/or shower facilities have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall

accord with dimensions, access, location, design and security principles laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy.

b) The facilities shall be made available for use prior to the first occupation in accordance with the approved details and retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- 4 a) No part of the development shall be first brought into use, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level.

b) The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety

- 5 a) Within 3 months of first use of the development hereby approved a travel plan statement shall be submitted to and approved in writing by the Local Planning Authority. The travel plan statement shall include, but not necessarily be limited to, the appointment of a travel plan co-ordinator.

b) Within 6 months of the approval of the travel plan statement, the approved measures contained within shall be implemented.

REASON: In the interests of promoting sustainable patterns of travel to and from the development.

- 6 The use of the buildings for commercial purposes (Class E) shall be limited to the following hours:

07:30-18:00 Mondays to Fridays;

08:00-13:00 Saturdays;

No operations on Sundays or Bank Holidays.

REASON: In the interests of protecting residential amenity

## **Informative**

In line with Schedule 2, Part 3, Class R of the General Permitted Development Order, development is subject to deemed conditions. For the avoidance of doubt, those which are relevant have been summarised below:

a) a site which has changed use under Class R may, subject to paragraph R.3, subsequently change use to another use falling within one of the use classes comprising the flexible use;

b) For the purposes of the Use Classes Order and the General Permitted Development Order, after a site has changed use under Class R the site is treated as having a sui generis use;

c) after the site has changed use under Class R, the planning permission granted by Class E of Part 7 (*hard surfaces for commercial, business or service etc premises*) apply to the building, subject to the following modifications:

(i) curtilage has the meaning given in paragraph X (either the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building)

(ii) any reference to office building is to be read as reference to the building which has changed use under Class R

***Nic Thomas*** - Director of Planning, Economy and Climate