Wiltshire Council

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

Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses - Prior Approval not Required

Application Reference Number: PL/2023/06294

Decision Date: 07 September 2023

Applicant:	Gainsborough Group Construction Ltd Western Farm, 32 Taunton Road, Pedwell, Somerset, TA7 9BG
Particulars of Development:	Conversion of former police station building to one dwellinghouse and three flats. Please see the attached plans for how the building will be split up.
At:	7 STATION ROAD, WESTBURY, BA13 3JL

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 **will not be required**.
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.
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.

Conditions: (1)

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

Application Form received on 20th July 2023

APD-02-23-100 A received on 6th September 2023

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

Informatives: (2)

2 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

3 The applicant’s attention is drawn to the standard conditions under MA.2 (5) and (6):
(5) Development must be completed within a period of 3 years starting with the prior approval date.
(6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Parvis Khansari - **Corporate Director, Place**