Wiltshire Council

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

Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses - Prior Approval Granted

Application Reference Number: PL/2023/05576

Decision Date: 19 October 2023

Applicant:	Mr T Farwell Stockbottom Cottage White Way Pitton North West To Junction A30, Pitton, Wiltshire, SP5 1SU
Particulars of Development:	Class Q of the GPDO 2016 as amended Change of use of existing agricultural building to form one “smaller” dwelling
At:	STOCKBOTTOM COTTAGE, PITTON, SALISBURY, SP5 1SU

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):

Conditions: (4)

1 The scheme hereby assessed must be completed in full within a period of 3 years starting with the date of this prior approval.

REASON: To comply with the provisions of Condition 3 of Q.2 of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

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

Fp/p/01 (Site and Block Plan) dated June 2023
Fp/p/03 Site and Block Plan Proposed) dated June 2023
Fp/p/04 (Proposed Elevations, Floor Plan and Wall, Floor and Roof Detail) dated June 2023
Planning Statement dated July 2023
Letter from agent dated 10/07/2023
Letter from agent dated 30/08/2023

Scope of Works dated August 2023

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

3 Any replacement materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area; and to ensure that the works involve a conversion of the existing building.

4 In the event that contamination is encountered at any time when carrying out the development, the local planning authority must be advised of the steps that will be taken by an appropriate contractor; to deal with contamination and provide a written remedial statement to be followed by a written verification report that confirms what works that have been undertaken to render the development suitable for use.

REASON: To ensure that risks from land contamination to the future users of the site and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informatives: (1)

The applicant is reminded that the site is situated within the catchment of the River Avon Special Area for Conservation and has potential to have an adverse effect upon the integrity of this European site. This means that the development hereby assessed as being permitted development cannot be lawfully commenced until the local planning authority, along with the appropriate nature conservation body, has made an Appropriate Assessment of the implications for the European site(s) under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (Habitat Regulations) and has confirmed that the proposals will not adversely affect the integrity of the site. It is therefore advised that the Applicant should consult with Natural England about the scheme and following their agreement, submit an application under Regulation 77 of the Habitat Regulations to the local planning authority for consideration and approval.

Parvis Khansari **- Corporate Director, Place**