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 not Required

Application Reference Number: PL/2023/06122

Decision Date: 20 September 2023

Applicant:	Mr R Westhead c/o agent, Unit 4 Woodleys Yard, West Street, Aldbourne, Marlborough, Wiltshire, United Kingdom, SN8 2BL
Particulars of Development:	(Class Q) Change of use of agricultural building to 4 no. dwellinghouses
At:	PICKERS PALMERS FARM, CAPPS LANE, HEYWOOD, WESTBURY, BA13 4NE

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: (4)

1 No dwelling hereby approved shall be occupied until a recessed entrance of a minimum width of 5m has be constructed 10m back from the carriageway edge and its sides provided with 3m radii curves. The area between the entrance and the edge of the carriageway shall be consolidated and surfaced (not loose stone or gravel), the details of which shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety

2 No dwelling hereby approved shall be occupied until the visibility splays shown on drawing no. NJC-001 in the submitted Highway Technical Note have been provided,

with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

3 No dwelling hereby approved shall be occupied until a means of preventing private water from entering the highway has been implemented on the site.

REASON: To ensure that the highway is not inundated with private water.

4 No dwelling hereby approved shall be occupied until the access and turning area have been completed in accordance with drawing nos. PL02 and NJC-001 and the provision of 9 on-site car parking spaces have been completed. These areas shall be maintained for those purposes thereafter.

REASON: In the interests of highway safety and the amenity of future occupants.

Informatives: (1)

1 The application involves amendments to the existing vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.

Parvis Khansari **- Corporate Director, Place**