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 Granted

Application Reference Number: PL/2023/02885

Decision Date: 26 May 2023

Applicant:	Mr S Allenby C/O Agent
Particulars of Development:	Application for Prior Approval in relation to a proposal to convert vacant class E offices to 1x dwelling under class MA of the GPDO 2015 (as amended).
At:	RAPTOR HOUSE, NETHERHAMPTON BUSINESS CENTRE, , NETHERHAMPTON, SALISBURY, SP2 8PU

The local planning authority has determined in this case that its prior approval will be required in respect of the transport impacts of the development and contamination risks in relation to the building and that this prior approval is **GRANTED** subject to the following condition(s):

Conditions: (5)

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Plan Reference: Block Plan APG/02 dated 21/11/2022, received by this office 03/04/2023
Plan Reference: Location Plan APG/01, received by this office 03/04/2023
Drawing Reference: 1466/02 Proposed Elevations, dated March 2023, received by this office 03/04/2023
Drawing Reference: 1466/07 Proposed First Floor Plan, received by this office 03/04/2023
Drawing Reference: 1466/06 Proposed Ground Floor Plan, received by this office 03/04/2023
Drawing Reference: 1466/08 Proposed Second Floor Plan, received by this office 03/04/2023
REASON: For the avoidance of doubt and in the interests of proper planning.

2 The change of use hereby approved shall not take place 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 (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.

Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.
REASON: To reduce the risks associated with land contamination under Part MA2

3 The dwelling hereby approved shall not be first occupied until sufficient space for the parking/turning of three vehicles in accordance with the Parking Standards contained within the Wiltshire Local Transport Plan 2011- 2026 Car Parking Strategy together with a vehicular access thereto has been provided in accordance with details which have first been submitted to and agreed in writing by the Local Planning Authority. The parking spaces shall not be used other than for the parking of vehicles in perpetuity. The approved turning area shall thereafter be retained for the lifetime of the development and kept clear of obstruction.
REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

4 The dwelling hereby approved shall not be first occupied until sufficient cycle parking in accordance with the Wiltshire Local Transport Plan 2011 – 2026 Cycling Strategy (Appendix 4) has been provided and laid out ready for use in accordance with details which have first been submitted to and agreed in writing by the Local Planning Authority before the installation takes place.
The cycle parking shall not be used other than for the parking of cycles in perpetuity.
REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

5 The dwelling hereby approved shall not be occupied until the Building Regulations Optional requirement of maximum water use of 110 litres per person per day has been complied with.
REASON: To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation and to comply with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).

Informatives:

INFORMATIVES TO APPLICANT:

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.

Groundwater flood risk:
Whilst the site is situated in Flood Zone 1 the applicant is advised that the site is identified to be at high risk of flooding from groundwater in the Strategic Flood Risk Assessment. The applicant may wish to consider/incorporate flood mitigation measures (which may require separate planning approval).

Extent of development permitted under Class MA:
The developer is reminded that permitted development under Class MA only permits the change of use of a building and any land within its curtilage and does not include any provisions for any building or other operations and planning permission would be required for any such development.

Community Infrastructure Levy:
You are 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 www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

Parvis Khansari - **Corporate Director, Place**