Wiltshire Council

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/2023/06466

Decision Date: 11 October 2023

Applicant:	Mr David Maidment Street Farm, Cleverton, Malmsbury, Chippenham, Wilts, SN15 5BS
Particulars of Development:	Notification for Prior Approval under Class R for a Proposed Change of Use of Traditional Steel Portal Framed Agricultural Building to Storage of Caravans and Trailer
At:	NEWLEAZE FARM, LONDON ROAD, CHIPPENHAM, SN15 3RB

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: (2)

1 The development hereby approved shall be implemented in accordance with the details of approved plan numbers:

Site Location Plan (received 16 August 2023)

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

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any future order revoking or reenacting that order, the site shall be used for the storage of caravans and trailers and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: To ensure the noise, traffic and highways impacts of the development are appropriate to the individual circumstances of the site and to prevent harm to highways safety and excessive noise in the locality.

Informatives: (3)

3 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence. Nor does the permission authorise the commencement of any use that may require a license, permit or any other such permission to be granted by other authorities.

4 The applicant's attention is drawn to the standard conditions set out within Schedule 2, Part 3 Class R and paragraph W of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

5 The change of use granted planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) relates only to the use of the building and does not confer any permission for the carrying out of building, engineering, mining or other operations (required to convert the building into the flexible commercial use) in, on, over or under land as defined by Section 55 of the Town and Country Planning Act. 1990 (as amended).

Parvis Khansari - **Corporate Director, Place**