Wiltshire Council

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

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

Application Reference Number: PL/2023/06824

Decision Date: 17 October 2023

Applicant:	Mr. & Mrs. Osborne, No. 1 Housecroft Farm, Edington, Westbury, BA13 4NN.
Particulars of Development:	Prior approval under Part 3 Class Q: Proposed conversion of existing barn to create a dwellinghouse.
At:	COACH ROAD FARM, COACH ROAD, WESTBURY, BA13 4LU.

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: (5)

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

Drawing numbers: 3972-10 RevA Existing Elevations, Location Plan, Existing Block Plan, Ground Floor plan, 3972-11 Rev C Proposed Elevations, Site Plan, Ground Floor Plan received on 11.08.2023. 3972-12 Rev A Proposed Site Plan & Elevations and details of Ecology Enhancements received on 11.10.2023.

Application Form and Accompanying Statement received on 11.08.2023.

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

2 No part of the development hereby permitted shall be first occupied until the access, turning area & parking spaces (2) have been completed in accordance with the details shown on the approved plans. These areas shall always be maintained for those purposes thereafter in perpetuity.

REASON: In the interests of highway safety.

3 The development shall be carried out in strict accordance with the following ecology documents:

*Bat Surveys (Report ref: SEB2694_01. V 0.2. September 2023. Seasons Ecology)

*Plan reference 3972-12 Rev A Proposed Site Plan & Elevations and details of Ecology Enhancements received on 11.10.2023

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

4 Mitigation and enhancement measures will be incorporated into the development in accordance with Section 7 and Section 8 of Bat Surveys (Report ref: SEB2694_01. V 0.2. September 2023. Seasons Ecology) and plan reference: 3972-12 Rev A Proposed Site Plan & Elevations and details of Ecology Enhancements (received by the LPA on 11.10.2023). The installation of bat roosts will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

5 No external light fixtures or fittings shall be installed within the application site until details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: To avoid illumination of habitat used by bats.

Informatives: (3)

6 **Bats**

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline via the internet.

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

7 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.

8 The applicant is advised that if during the course of development of the barn, should any contaminative issues be identified, that they should be reported to the relevant Environmental Health and Building Control authorities of the Council.

Parvis Khansari - **Corporate Director, Place**