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/2023/07333

Decision Date: 22 November 2023

Applicant:	Mr Rex Goodings The Holding , Flisteridge Road, Upper Minety, Wiltshire, SN16 9PS
Particulars of Development:	Conversion of Barn to Create 1No New Dwelling.
At:	THE HOLDING, FLISTERIDGE ROAD, UPPER MINETY

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: (3)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents received 29th August 2023:
Location Plan/block plan LPC 5439 PR 01 Site Plan 500.
Floor Plan:LPC 5439 PR 02 plan elevns 100
Location Plan - LPC 5439 EX 01 Location Plan 1250
Mixed /Combined Plans - LPC 5439 EX 03 plan elevns 100.pdf
Structural Report - The Holding BTA Report 21-8-23.pdf
REASON: For the avoidance of doubt and in the interests of proper planning.

2 With any permission granted, the following condition is recommended in respect to amenity of nearby residents during the construction phases of the development:
No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.
REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

3 Agricultural land may have given rise to forms of contamination such as fuel oil, vehicles, asbestos, pesticides or herbicides. With any ground contamination proposed, the following condition is recommended:
In the event that contamination is encountered at any time when carrying out the approved

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 be 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 land 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: (5)

4 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

5 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 landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

6 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

7 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

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 www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

Parvis Khansari - Corporate Director, Place