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/2023/08195

Decision Date: 28 November 2023

Applicant:	GWE Candy Woolley Park Farm, Bradford On Avon
Particulars of Development:	Prior approval under Part 3 Class Q: Change of use of Agricultural building to dwellinghouse
At:	M1 - M2 BARN AND MACHINE STORE, WOOLLEY PARK FARM, BRADFORD ON AVON, BA15 1TT

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: (1)

1 The development shall be carried out in accordance with the following plans received by the Local Planning Authority:

Application Forms, Drawing Nos. 2224-23PQ-01, 2224-23PQ-02, 2224-23PQ-03, 2224-23PQ-06 received on 25th September 2023

Drawing No. 2224-23PQ-05 Rev A received on 26th September 2023

Drawing No. 2224-23PQ-04 Rev A received on 21st November 2023

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

Informatives: (2)

2 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.

3 1.Please note that this consent does not override the statutory protection afforded to any protected species. All British bat species are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. If bats are discovered, all works should stop immediately and a licensed bat worker should be contacted for advice on any special precautions before continuing (including the need for a derogation licence from Natural England).

2.Please also be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the Council Ecologists.

3.Barn Owls are included in Schedule 1 of the Wildlife & Countryside Act 1981. Within Part 1, Section 21 (1) the penalty for an offence involving a Barn Owl, it's nest, or egg, includes a fine of up to £5,000, or up to six months imprisonment, or both, per bird, nest or egg.

Parvis Khansari - Corporate Director, Place