Wiltshire Council

Development Services
Wiltshire Council
Tel: 0300 456 0114
www.wiltshire.gov.uk

29 November 2023

Dear Sirs,

Town & Country Planning (General Permitted Development) (Amendment) (England) Order 2015

Application No:	**PL/2023/08915**
Proposal:	**Change of use for the building from agriculture to a flexible commercial use in accordance with Class R of The Town and Country Planning (General Permitted Development)(England) Order 2015.** **The extent of the building is shown edged red on the attached plan and the curtilage is shown hatched green**
Site Address:	**THE OLD GRAIN STORE, POULDENS FARM, TISBURY, SP3 6PG (X 391313 - Y 127499)**
On Behalf of:	**Pythouse Farm Partnership**

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined in this case that its **prior approval will be required** as to the noise impacts of the development and contamination risks on the site and that this **prior approval is given** subject to the following conditions:

Conditions:

1. The flexible commercial use hereby permitted shall only take place between the hours of:

0700hrs and 1800hrs Monday to Friday
0800hrs and 1700hrs Saturday

The use shall not take place at any time on Sundays and Bank or Public Holidays.

Reason: To ensure that appropriate levels of amenity are achievable.

2. 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

The applicant is advised that a very small area of the defined curtilage (shown hatched green on the submitted block plan) may be at risk of surface water flooding.

The applicant's attention is drawn to the standard conditions and use restrictions embodied by Class R.

Yours faithfully

Parvis Khansari - Corporate Director, Place