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/2023/09674

Decision Date: 12 December 2023

Applicant:	Elaine McEwen White Hill Barn , White Hill, Wiltshire, Pitton, SP5 1DY
Particulars of Development:	Notification for Prior Approval under Class Q for the proposed conversion and change of use of agricultural barn into one dwelling house (C3 use class) (resubmission of PL/2022/06928)
At:	WHITE HILL BARN, WHITE HILL, PITTON, SALISBURY, SP5 1DY

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 permitted shall be carried out in accordance with the following approved plans:

DWG No: BEN Q0001 Rev A Site Location Plan Date Received 08.11.23
DWG No: BEN Q2010 Rev A Site Location Plan Date Received 08.11.23
DWG No: BEN Q0012 Proposed Site Layout/Parking Plan Date Received 08.11.23
DWG No: BEN Q0015 Rev C Proposed Floor and Elevation Plans Date Received 08.11.23

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

2 In the event that any land contamination is encountered at any time when carrying out the development hereby permitted, details of the steps taken to remedy this matter undertaken by an appropriately qualified contractor must be submitted to the Local Planning Authority and approved in writing and thereafter in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works to deal with any land contamination the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy 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: (3)

1 The Applicant is reminded that the site is situated within the catchment of the River Test Special Area for Conservation and the 13.8km recreational buffer zone of the New Forest SPA/SAC/RAMSAR site and has potential to have an adverse effect upon the integrity of these European sites. This means that the development hereby assessed as being permitted development cannot be lawfully commenced until the local planning authority, along with the appropriate nature conservation body, has made an Appropriate Assessment of the implications for the European site(s) under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (Habitat Regulations) and has confirmed that the proposals will not adversely affect the integrity of the site(s). It is therefore advised that the Applicant should consult with Natural England about the scheme and following their agreement, submit an application under Regulation 77 of the Habitat Regulations to the local planning authority for consideration and approval.

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

3 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) as amended it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Parvis Khansari **- Corporate Director, Place**