Wiltshire Council

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

09 January 2024

Dear Sir/Madam

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

Application No: PL/2023/09751
Proposal: Class Q - Change of use and conversion of barn to a dwellinghouse
Site Address: BLUERIDGE FARM, 34 HAWKERIDGE, WESTBURY, BA13 4LA
On Behalf of:

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 not be required** and that this prior approval is given subject to the following conditions(s):

Conditions: (3)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Received by the Local Planning Authority on 8th November 2023: Survey as Existing
Site and Location Plans Sections Proposed Conversion

Proposed Conversion Revision A received by the Local Planning Authority on 15th November 2023

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

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.

3 The existing field gates located across the access to the site, either side of the public footpath known as HEYW1 should remain in place for the lifetime of the development hereby approved. The gates should remained closed at all times except when vehicles are crossing the footpath

REASON: In the interest of pedestrian safety when walking along the public right of way

Informatives: (2)

4 Please note that the applicant will be responsible for ensuring the section of footpath crossed by the access track is maintained to the current standard. Any proposed changes to the surface of the path should be approved by the Countryside Access Officer (rightsofway@wiltshire.gov.uk). It is the responsibility of the applicant to

maintain the hedges alongside the footpath where it runs through their land to ensure the path is accessible and to improve visibility.

5 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.

Yours faithfully

Parvis Khansari - **Corporate Director, Place**