Wiltshire Council

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Prior notification: Building - Prior Approval not Required

Application Reference Number: PL/2024/00072

Decision Date: 29 January 2024

Applicant:	P J Awdry & Son Spiers Piece Farm, Spiers Piece, Steeple Ashton, Trowbridge, Wiltshire, BA14 6HG
Particulars of Development:	Portal Framed Agricultural Building for the Storage of Hay & Straw
At:	Land at Long River Road, Westbury, Wiltshire, BA13 3ED

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**.
This is subject to the development being carried out strictly in accordance with the details set out in the application particulars and any standard conditions in the Order.

The development may also require a Building Regulations application. The Building Regulations process is to ensure new development is safe, well built and energy efficient.

The local planning authority can provide this service to you and so invites you to access the forms and other information online at www.wiltshire.gov.uk/buildingcontrol.

The following planning informaive is added as a polite reminder to the applicant in recognition of the site's relative proximity to the SSSI

Informatives:

Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from a professional ecologist or to contact Natural England’s Batline through the internet.

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000

while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August, but some species are known to breed outside these limits.

Parvis Khansari **- Corporate Director, Place**