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/2023/10449

Decision Date: 31 January 2024

Applicant:	Mr R Smith Barrymores, Hare Street, Foxham , Chippenham , Wiltshire , United Kingdom , SN15 4NA
Particulars of Development:	Application under Class Q (a) and (b) of Part 3 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), to determine whether prior approval is required for the proposed change of use of an agricultural building to a dwelling house (use class C3) and for associated building operations
At:	Chapel Mead Barn, Foxham, Chippenham, SN15 4NH

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):

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

Location Plan 4045-01 A

Proposed and Existing Sections and Elevations 4045-11

Proposed Block Plan 4045-02 A

Existing and Proposed Floor Plans 4045-10

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

2. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or 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 the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

Parvis Khansari

- Corporate Director, Place