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/2023/10825

Decision Date: 01 February 2024

Applicant:	Heather Waddington Church Farm , Lower Seagry, Lower Seagry, Wiltshire, SN15 5EP
Particulars of Development:	Prior notification of a change of use from 1 No. agricultural building to 1 No. residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include operational development
At:	CHURCH FARM, LOWER SEAGRY, CHIPPENHAM, SN15 5EP

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 conditions:

Conditions: (3)

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

Location Plan 650/E/00
Existing Floor Plans 650-E-01
Existing Elevations 650-E-02
Existing Block Plan 650-E-03
Proposed Floor Plans 650-P-01 C
Proposed Elevations 650-P-02 E
Proposed Block Plan 650-P-03 B

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.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re- enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

Parvis Khansari - **Corporate Director, Place**