Wiltshire Council

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

Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses - Prior Approval not Required

Application Reference Number: PL/2023/10885

Decision Date: 2nd February 2024

Applicant:	Vic Wheeler Agricultural House, Bourne Works, High Street, Collingbourne Ducis, SN8 3EQ
Particulars of Development:	Prior Approval under Part 3, Class MA: Commercial, business and service uses to dwellinghouses
At:	BOURNE WORKS, BOURNE WORKS, HIGH STREET, COLLINGBOURNE DUCIS, SN8 3EQ

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.

Conditions: (2)

1 The scheme hereby assessed must be completed in full within a period of 3 years starting with the date of this prior approval

REASON: To comply with the provisions of Condition 5 of MA.2 of Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Ref: 04460-00 A Sheet 01 – Location Plan. Received – 13.12.2023
Plan Ref: 04460-00 A Sheet 02 – Block Plan. Received – 13.12.2023
Plan Ref: 04460-01 Sheet 03 – Proposed Plans. Received – 13.12.2023
Plan Ref: 04460-01 Sheet 04 – Proposed Elevations. Received – 13.12.2023

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

Informatives: (3)

1 The applicant is reminded that the development hereby agreed is subject to a number of conditions regarding commencement; any subsequent operational development; and future uses, as set out in the supporting paragraphs of Class MA of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (As amended).

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 is reminded that the site is situated within the catchment of the River Avon Special Area for Conservation and Salisbury Plain Special Protection Area 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.

Parvis Khansari **- Corporate Director, Place**