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/2023/10869

Decision Date: 11 March 2024

Applicant:	Mr Peter Hayes Shrewton Lodge Stud London Road, Shrewton, Wiltshire, SP3 4DP
Particulars of Development:	It is proposed for the agricultural building to be converted into 1 dwelling under Schedule 2, Part 3, Class Q (b) of the General Permitted Development Order 2015 (as amended). The proposal is to be a 2-bedrooms dwelling.
At:	SHREWTON LODGE STUD, LONDON ROAD, SHREWTON, SALISBURY, SP3 4DP

The local planning authority has determined in this case that its prior approval will be required in respect of the contamination risks on the site and that this prior approval is **GRANTED** subject to the following condition(s):

Conditions: (2)

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Plan Reference: 1:500 Block Plan Rev A Blue Line, received by this office 02/02/2024
Plan Reference: 1:2500 Location Plan Rev A Blue Line, received by this office 02/02/2024
Plan Reference: 1473/01 Proposed Plans & Elevations Dimensioned, received by this office 16/02/2024
Plan Reference: ADS/0878-EL1 Existing Elevations, received by this office 12/12/2023
Plan Reference: ADS/0878-FP1 Existing Floor Plans, received by this office 12/12/2023
REASON: For the avoidance of doubt and in the interests of proper planning.

2 Works to the convert the building to enable the change of use to take place shall not take place until a statement/letter report has been submitted which confirms the historical uses of the site/building and details how development works will address any potential for land contamination which may exist, and has been approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

REASON: To ensure that risks from land contamination to the future users as it is now intended to use the site for residential purposes and former agricultural use of the site/building may have given rise to potential sources of land contamination e.g. fuel oil, vehicles, asbestos, pesticides or herbicides.

Informatives: (4)

Standard conditions:
Any prior approval granted under Schedule 2, Part 3, Class Q of the GPDO is subject to the condition under Q.2 (3) which specifies that the development shall be completed within a period of 3 years, as well as the provisions of paragraph W., including paragraph W (12) which requires development to be carried out in accordance with the details submitted.

Regulation 77 of the Habitat Regulations:
The Applicant is reminded that the site is situated within the catchment of the River Avon Special Area for Conservation and within the catchment of the Salisbury Plain Special Protection Area (SPA) and therefore has potential to have an adverse effect upon the integrity of these European sites. The grant of planning permission under Article 3(1) of the Town and Country Planning (General Permitted Development) Order (GPDO) is subject to the provisions of the GPDO for each class of development and compliance with regulations 75 to 78 of the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations). Effectively, Article 3(1) provides a pre-commencement condition which must be met, where the development would affect a European protected habitat before the works can be undertaken as permitted development. Regulation 75 of the Habitats Regulations states that it is a condition of any planning permission granted by the Town and Country Planning (General Permitted Development) Order that development which is likely to have a significant effect must not begin until the developer has received written notification of the approval of the local planning authority under Regulation 77.

The approved permitted development cannot be lawfully commenced until a separate application under Regulation 77 of the Habitats Regulations has been made and approved by the local planning authority. The purpose of the Regulation 77 application is, therefore, to enable the local planning authority, along with the appropriate nature conservation body, to make the Appropriate Assessment of the implications for the European site(s). This would determine whether the scheme could be undertaken as permitted development under the GPDO and the local planning authority can then only approve the Regulation 77 application if it is satisfied that the development would not adversely affect the integrity of the site(s).

More details are available on the council's website:
https://www.wiltshire.gov.uk/article/3586/Planning-permission

Dorset & Wiltshire Fire and Rescue Service:

This application falls within the area for which Dorset & Wiltshire Fire and Rescue Service is responsible for delivering an operational and emergency response.

Building Regulation Matters
In the event the planning permission is granted for this development, the development would need to be designed and built to meet current Building Regulations requirements. The Authority raises the profile of these future requirements through this early opportunity and requests the comments made under B5 of Approved Document B, The Building Regulations 2010 be made available to the applicant/planning agent as appropriate.

The assessment of this development proposal in respect of Building Control matters will be made during formal consultation, however early recommendations are identified on the attached schedules and relate to the following areas:
• Recommendations identified under B5 of Approved Document B relating to The Building Regulations 2010
• Recommendations to improve safety and reduce property loss in the event of fire

Recommendations Identified under B5 of Approved Document B
Summary

At this stage of the planning application Dorset & Wiltshire Fire and Rescue Service is required to make comment relating to section B5 of Approved Document B. Essentially, this relates to the provision of reasonable facilities to assist fire fighters within the building and to enable fire appliances to gain access to the building.

Complying with these requirements, in advance of the formal Building Regulations consultation process, will assist during that process and are made without prejudice to it.

Access and Facilities for the Fire Service
Consideration is to be given to ensure access to the site, for the purpose of fire fighting, is adequate for the size and nature of the development.

Water Supplies for Fire Fighting
Consideration should be given to the National Guidance Document on the Provision of Water for Fire Fighting and the specific advice of this Authority on the location of fire hydrants.

The proposed development should be served by the necessary water supply and fire hydrants for use in the event of fire. It is important these requirements are established prior to the commencement of development. This ensures a fire fighting water supply is in place during the construction phase, hydrants are connected at the right locations, at the right time and the cost is covered by the developer.

Dorset & Wiltshire Fire and Rescue Service Recommendations to improve safety and reduce property loss in the event of fire

Dorset & Wiltshire Fire and Rescue Service’s core objectives include the reduction of deaths, injuries and property damage caused by fire. The following recommendations are made with this in mind and, whilst not requirements, may become so during the

formal Building Regulations consultation process and are made without prejudice to that process.

Domestic Sprinkler Protection

A core objective of the Dorset & Wiltshire Fire and Rescue Service is to support and encourage an increase in the provision of residential sprinklers in domestic properties. Residential sprinklers are not new and, although a British invention, significant developments have been made in the United States, Australia and New Zealand. In these countries there are whole communities with such installations and a zero fatality rate from domestic fires where a sprinkler system is installed. The following information may be of interest to you:

- Sprinklers work from a standard main, although a 32mm connection is required
- Are inexpensive to install, particularly in a new building
- Do not activate by accident causing unwanted damage
- Only operate through individually activated heads, not the whole system
- Are not unsightly as they fit flush to the ceiling behind a flat cover
- Cause less water damage in a fire than normal fire fighting operations
- Significantly reduce fire and smoke damage
- If you would like more information on these systems please contact this Authority.

Surface water flood risk:
Part of the site is identified to be at high risk of surface water flooding in the Strategic Flood Risk Assessment. The applicant may wish to consider/incorporate flood mitigation measures (which may require separate planning approval).

Parvis Khansari - **Corporate Director, Place**