

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

Prior approval Part 3 Class R: Agricultural buildings to a flexible commercial use - Prior Approval Not Required

Application Reference Number: PL/2025/08708

Decision Date: 22/12/2025

Applicant:	Mr M Head 1 Testwood Cottages, Lower Cowesfield, Whiteparish, Hampshire, SP5 2RA
Particulars of Development:	Prior approval Part 3 Class R: Agricultural buildings to a flexible commercial use - Change of use from agricultural to flexible commercial use
At:	Lower Cowesfield Farm, Cowesfield, Whiteparish, Salisbury, SP5 2QZ

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.

Informatives

- 1** Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development, Permitted Development, or Prior Approval does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence could be required and should be obtained before any work is undertaken. Replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.
- 2** External Lighting should be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance

Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals to avoid illumination of habitat used by bats.

Nic Thomas - Director of Planning, Economy and Regeneration

