



**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/2025/08586

Decision Date: 19/01/2026

Applicant:	Mr Jason Strickland c/o Agent, c/o Agent, c/o Agent, c/o Agent, c/o Agent, c/o Agent
Particulars of Development:	Conversion of existing barn to two dwellings. The access track presently exists in serviceable order.
At:	BARN AT LIFELY FARM, WEST ASHTON, TROWBRIDGE, WILTSHIRE, BA14 6AU

The local planning authority has determined in this case that prior approval is required and that this prior approval is **GRANTED** subject to the following condition(s):

- 1 Development under Class Q is permitted development subject to Condition Q.2(3) being met, which requires that the development must be completed within a period of 3 years starting with the prior approval date.

REASON: To comply with the full limitations, requirements and conditions of Class Q, Schedule 2, Part 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 The development submitted under the above application shall be carried out in accordance with the following approved plans and documents:

Drawing Nos: 01 Rev B, Location Plan; 02 Rev B, Existing Site Layout Plan; 03 Rev B, Proposed Site Layout Plan; Structural Report, produced by Andrew Duignan, dated 18 September 2025, reference: 25/6205 (Barn); 04, Existing Plans; all received on 30 October 2025 and; 05 Rev B, Proposed Plans, as received on 11 November 2025

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

- 3 The development submitted under the above application shall not be brought into use until a site-specific drainage strategy and proportionate groundwater flood risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where required, the assessment shall identify appropriate mitigation measures to ensure the development is safe for its lifetime. The approved

measures shall be implemented in full prior to first occupation of the dwellings and be retained thereafter.

REASON: To ensure that the development is safe for its lifetime without increasing flood risk elsewhere

Informatives

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 <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

This prior approval cannot be lawfully commenced until an Appropriate Assessment has been completed under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (Habitat Regulations) and has confirmed that the proposals would not adversely affect the integrity of the site(s). The applicant is therefore required to submit a Regulation 77 application to Wiltshire Council prior to any material works commencing on site. Further information is available on the council's website at: [Planning permission - Wiltshire Council](#)

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Bat line online

Nic Thomas - Director of Planning, Economy and Regeneration