



**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/2025/08812

Decision Date: 03/03/2026

Applicant:	Mr Wayne Gibbins Huntenhull Farmhouse Huntenhull Lane, Chapmanslade, Wiltshire, BA13 4AS
Particulars of Development:	Prior Approval Part 3 Class Q - Change of use of existing tractor shed to a holiday cottage
At:	Barn on land south west to Huntenhall Farmhouse, Huntenhall Lane, Chapmanslade, Westbury, BA13 3AS.

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 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 hereby permitted shall be carried out in accordance with the following approved plans and documents:

600-P-001 Rev P2 Proposed site plan & proposed access & visibility splays, 604-X-001 Rev P2 Existing location plan, 604-X-002 Rev P2 Existing site plan received on 28.01.2026. 604-P-101 Rev P1 Proposed elevations & plans received on 19.11.2025. 604-X-101 Rev P1 Existing plans & elevations received on 5.11.2025

Planning application form received on 05.11.2025, Structural Survey Report received on 28.01.2026.

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

- 3 No part of the development shall be first brought into first use, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety.

- 4 The development hereby permitted shall not be first brought into first use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 5 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

Reason: To ensure that the highway is not inundated with private water.

- 6 The conversion hereby approved 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.

Informative

- 7 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 Batline through the internet.

Informative

- 8 The applicant is advised that the proposal includes proposed closures to the public highway, the consent hereby granted shall not be construed as authority to carry out closures to the highway. The applicant is advised that an application must be cleared with Wiltshire Council Traffic Orders (www.wiltshire.gov.uk/highways-road-closures) prior to a temporary closure order. Please contact the traffic orders team on telephone 01225 713104 or email <mailto:TrafficOrders@wiltshire.gov.uk> for further details. Temporary Traffic Orders team require a 12-week lead in time, so enough time should be factored in for the necessary orders.

For further information please contact <mailto:Streetworks@wiltshire.gov.uk> for any additional information.

Nic Thomas - Director of Planning, Economy and Regeneration

