

Our ref: OT/Williams/Demolition

19 May 2026

Development Management
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Willis & Co.

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Dear Sir or Madam

**Town and Country Planning (General Permitted Development) (England)
Order 2015 Schedule 2 Part 11 Class B – Demolition of buildings
Prior Approval application for the demolition of agricultural buildings
Wick Farm, Wick Lane, Lacock, SN15 2LU**

We are instructed by the applicant, Mr Mark Williams, to prepare and submit this prior approval application for the demolition of agricultural buildings.

Please find enclosed in support of this application:

- The completed planning application form;
- Planning Statement (this letter);
- The location plan
- Copy of Site Notice erected on 27 April 2026
- The application fee of £340.00

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Planning Statement

Introduction

1. This Statement has been prepared in support of an application for prior approval for the demolition of an agricultural buildings at Wick Farm, Wick Lane, Lacock.

Site Description and Constraints

2. Wick Farm is situated at the end of a country lane leading from Wick Lane, which runs west from the A350 at Lacock. Set within open countryside, the site is surrounded by agricultural fields. The farmstead comprises a collection of agricultural buildings, some of which are statutorily listed, including a Grade II listed farmhouse (Little Wick including Cheese House and Cyder House), Grade II* barn (Barn at Wick Farm), and Grade II listed stable building (Stable and Barn range to south west of Wick Farmhouse).
3. The application site comprises a collection of farm buildings, which are not statutorily listed.
4. The site is not located within, nor in close proximity to, any sensitive land-use, landscape, or ecological designations. In accordance with the Environment Agency Flood Map for Planning, the site is not located within Flood Zone 2 or 3.

Background

5. The existing buildings have been the subject of previous planning applications:

PL/2025/06292 – Change of use of steel frame agricultural barn (labelled as D) into two, two storey dwellings. Refused 22 September 2025

Proposal

6. The proposal is for the demolition of agricultural buildings identified on the plan submitted. The buildings are metal steel framework, concrete blockwork under a corrugated roof.
7. Once these buildings are removed, the walls of the adjacent building will be made good. The site will be restored to hardstanding.

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Planning considerations

8. Prior approval is sought in line with Schedule 2 Part 11 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (The Order).

9. *Development is not permitted if:*

- (a) *the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;*

Not applicable in this case

- (b) *the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)*

The application site is NOT situated in a conservation area, therefore it is not applicable

- (c) *the building is used, or was last used, for a purpose falling within – (i) article 3(6)(p) (drinking establishment etc.) of the Use Classes Order; or
(ii) article 3(6)(q) (drinking establishment with expanded food provision) of that Order;*

Not applicable in this case

- (d) *the building is used, or was last used, for the purpose of –*

- (i) *A concert hall;*
(ii) *A venue for live music performance; or*
(iii) *A theatre*

Not applicable in this case

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- (e) *the demolition relates to a statue, memorial or monument ("a commemorative structure") in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure.*
 - (i) *that is a listed building*
 - (ii) *that is a schedule monument;*
 - (iii) *within a cemetery, on consecrated land, or within the curtilage of a place of public worship;*
 - (iv) *within the grounds of a museum or art gallery; or*
 - (v) *within the curtilage of a dwellinghouse*

Not applicable in this case

10. In relation to the Conditions set out in the Order, we can confirm the following:

- (a) *where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the development;*

Not applicable in this case

- (b) *where the demolition does not fall within paragraph (a) and is not excluded demolition –*
 - (i) *the developer, must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site:*

This application seeks to confirm whether the prior approval of the authority will be required.

The building will be demolished in accordance with the Demolition Plan submitted.

- (ii) *an application described in paragraph (b) (i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b) (iv) and any fee required to be paid;*

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Site Notice (see attached) posted on [date]. Fee to be paid on submission.

- (iv) *subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority.*

Site Notice to remain in place for not less than 21 days of the period of 28 days beginning with the date on which the application is submitted.

- (v) *Where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has lapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;*

Noted.

- (vii) *the development must not begin before the occurrence of one of the following –*

(aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

(bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or

(cc) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

Noted

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(viii) *the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out –*

(aa) where prior approval is required, in accordance with the details approved;

(bb) where prior approval is not required, in accordance with the details submitted with the application.

Noted.

(ix) *the development must be carried out –*

(aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approved was given;

(bb) in any other cases, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii).

Noted.

Conclusion

11. The application complies fully with the relevant legislation set out in Schedule 2 Part II of the Order and we kindly request confirmation that prior approval is not required.

Yours faithfully,

Olivia Tresise, MSc, MA, MRTPI
Principal Planner