

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 with Conditions

Application Reference Number: PL/2026/01081

Decision Date: 19/06/2026

Applicant:	Mr M Bryant Gryphon Lodge Farm , Leigh, Wiltshire, SN6 6RQ
Particulars of Development:	Change of use of an Agricultural Building to 1no. Dwelling at Gryphon Lodge Farm (Building1)
At:	GRYPHON LODGE FARM, LEIGH, SWINDON, SN6 6RQ

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 In the event that contamination is found at any time when carrying out the approved development, the Local Planning Authority shall be notified immediately. Development shall cease in the affected area and a written method statement detailing the nature of the contamination and the proposed remediation measures shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out in accordance with the approved details. Following completion of the remediation, a verification report confirming that the site is suitable for its permitted use shall be submitted to and approved in writing by the Local Planning Authority before development recommences in the affected area.

Reason: To ensure compliance with Core Policy 56 and to reduce the risks associated with land contamination

- 2 Notwithstanding the submitted details, the development hereby approved shall not be first brought into use until the on site parking spaces serving the dwelling approved under this application have been provided in accordance with the approved plans. A minimum of 2 parking spaces shall be provided, including one space equipped with electric vehicle charging infrastructure. The parking area shall

be consolidated, surfaced, and thereafter retained for the parking of vehicles associated with the dwelling.

Reason: To ensure that adequate provision is made for parking associated with the development in the interests of highway safety and to ensure a satisfactory standard of development.

- 3** Notwithstanding the approved plans, the rear window serving the open plan living/kitchen/dining area in the north-east elevation of the building known as plot 1 shall be fitted with obscure glazing to a minimum of Pilkington Level 3 (or equivalent) and shall be non opening below 1.7 metres above finished floor level. The window shall thereafter be retained as such.

Reason: In the interests of the design and external appearance of the development, having regard to paragraph Q.2(1)(f) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 4** The dwelling hereby approved shall not be occupied or brought into use until the proposed demolition has been completed in accordance with the details of the approved plans and all resultant debris/material has been removed from the site and/or adjacent land.

Reason: To prevent noise generating activities and any other activities/uses that may render the location undesirable for a residential use.

Informative

- 5** • The Applicant is reminded that the site is situated within the Outer Zone of Influence (4.2– 9.4km) for the North Meadow National Nature Reserve (NNR) / Site of Special Scientific Interest (SSSI) component of the North Meadow and Clattinger Farm Special Area of Conservation (SAC) and has potential to have an adverse effect upon the integrity of these European sites. This means that the development hereby assessed as being permitted development cannot be lawfully commenced until the local planning authority, along with the appropriate nature conservation body, has made an Appropriate Assessment of the implications for the European site(s) under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (Habitat Regulations) and has confirmed that the proposals will not adversely affect the integrity of the site(s). Regulation 75 states that

development cannot begin if it could significantly affect a European Site (until the local planning authority has given approval) Regulation 76 enables developers to seek advice from Natural England on whether their proposal may have a significant effect on a European Site (this step is optional but can help clarify whether Regulation 77 is required) Regulation 77 requires developers to apply to the local planning authority for approval, with details of the development and any advice received from Natural England. Further information on this process can be found here <https://www.wiltshire.gov.uk/article/14941/Regulations-75-76-and-77-of-the-Conservation-of-Habitats-and-Species-Regulations-2017>

Informative

- 6** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Informative

- 7** The applicant is advised that no construction or demolition vehicle access should be taken along Public Right of Way LEIG15 without prior consultation with the Wiltshire Council Rights of Way Warden. Any necessary safety, mitigation or reinstatement measures should be agreed with the Rights of Way Warden prior to use, in order to ensure the public right of way remains available and convenient for public use.

Informative

- 8** The applicant is advised that the public right of way must not be obstructed or adversely affected during the construction phase of the development. Any works, materials, plant, temporary structures or excavations affecting the route will require appropriate consultation and agreement with the Wiltshire Council Rights of Way team and may require separate consent under highways or rights of way legislation, to ensure the route remains available and convenient for public use.

Nic Thomas - Director of Planning, Economy and Regeneration

