



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

**Prior notification: Building - Prior Approval not Required**

**Application Reference Number: PL/2026/03584**

**Decision Date: 01/07/2026**

|                                    |                                                                                                |
|------------------------------------|------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Mr Sawyer Cobb Farm, Corsley, Warminster, BA12 7QA                                             |
| <b>Particulars of Development:</b> | An extension to an existing agricultural building on site following in design and construction |
| <b>At:</b>                         | Cobb Farm, Corsley, Warminster, BA12 7QA                                                       |

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/informatives.

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](http://www.wiltshire.gov.uk/buildingcontrol).

### **Informatives**

- 1 Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. You are advised to contact the PROW officer at [definitivemap@wiltshire.gov.uk](mailto:definitivemap@wiltshire.gov.uk). The right of way must be kept open at all times until an order has been confirmed and the alternative, if applicable, has been certified by Wiltshire Council.

Where it is necessary to divert or extinguish a public footpath, bridleway or restricted byway to enable a development, an application must be submitted to Wiltshire Council at the earliest opportunity under section 257 of the Town

and Country Planning Act 1990. It is advised that an application to divert or extinguish is made concurrently with the application for planning permission. This is because if objections to the order are received and it has to be referred to the Planning Inspectorate, it can take up to 18 months before a decision is reached.

- 2 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species

([http://www.naturalengland.org.uk/Images/ProtectedSpeciesLists\\_tcm6-25123.pdf](http://www.naturalengland.org.uk/Images/ProtectedSpeciesLists_tcm6-25123.pdf)),

or to damage or disturb their habitat or resting place. This consent does not override the statutory protection afforded to any such species.

Avoidance and mitigation measures contained within the preliminary ecological appraisal should be adhered to and, in the event that your proposals could potentially affect a protected species, you should seek the advice of a suitably qualified and experienced ecologist (<http://www.ieem.net/members-directory>).

Please see Natural England's website for further information on protected species

(<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/default.aspx>)

***Nic Thomas*** - Director of Planning, Economy and Climate

